

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Central-Metro-Place

HEROS Number: 900000010393525

Responsible Entity (RE): BALDWIN PARK, DIRECTOR OF ADMINISTRATIVE SERVICES
BALDWIN PARK CA, 91706

RE Preparer: Michelle Bravo

State / Local Identifier:

Certifying Officer: Ron R Garcia

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Partner Engineering

Point of Contact: Anna Krick

Project Location: 14513 Central Ave, Baldwin Park, CA 91706

Additional Location Information:

The subject property is located at 14513 to 14519 Central Avenue in Baldwin Park, Los Angeles County, California. The Property is located to the east of the intersection between Central Avenue and Downing Avenue. The subject property is bound by

mixed residential and commercial properties to the north, commercial properties to the east across an alley, commercial properties to the south, and Los Angeles County Department of Water and Power (LADWP) to the west across Central Avenue.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

According to the provided information, the subject property consists of two parcels of land (approximately 0.788 acres) identified as 8554-002-001 (14513 Central Avenue) and 8554-002-007 (14519 Central Avenue). For report purposes the parcels will be referred to as Parcel 1 (14513 Central Avenue) and Parcel 2 (14519 Central Avenue). Parcel 1 contained 1 single-story structure with a detached garage structure. Parcel 2 contained three (3), single-story structures utilized for residential, commercial and light-industrial use. The parcels were developed in the early 1950s. It's Partner's understanding the subject property is no longer occupied and all buildings have been razed. Details regarding the historic use of the property is outlined within a previous Phase I Environmental Site Assessment (ESA) completed by EFI Global, Inc in 2021. Based on the exceedances of lead and cadmium throughout the subject property from historical site activities, the proposed redevelopment of the subject property, will include of excavation, sampling, and proper disposal of the upper 2 feet of soil throughout the subject property along with confirmation sampling under a Soil Management Plan (see Site Contamination and Toxic Substances criteria herein). The subject property is proposed for re-development and will be utilized for affordable senior housing. The subject building is proposed to contain 54, single-bedroom units with one 2-bedroom manager unit (total of 55 units). The subject building is proposed to consist of four (4): 1st floor - commercial/retail areas, community room, trash room, lobby, office areas, utility rooms, laundry, restroom storage, exercise, maintenance area, and patio; 2nd floor - residential units and other utility rooms; and, 3rd and 4th floor - units, elevator/lobby and trash room. In addition to the subject building, the proposed project will contain an outdoor patio, asphalt-paved drive and parking area (grade level/1st floor) along with a sidewalk and landscaped areas. The project is proposed to be completed in support of a U.S Housing and Urban Development (HUD) 202 grant application in accordance with the U.S. HUD Multifamily Accelerated Processing (MAP) Guidelines. Section 202 is a program to assist senior citizens, 62 years and older with very low income.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The subject property is proposed for new construction through a HUD-insured program, 202 grant application in accordance with the U.S. HUD Multifamily Accelerated Processing (MAP) Guidelines. Section 202 is a program to assist senior citizens, 62 years and older with very low income. The property is needed to provide multi-family housing utilized for affordable senior housing. The subject's proposed mix of units is recommended. The unit and project amenities will be reasonable compared to the direct competition in the market area. The unit mix will be conducive to the tenant profile in this area, which will facilitate strong leasing activity.

Existing Conditions and Trends [24 CFR 58.40(a)]:

An assessment was conducted of demand and supply, considering the proposed pipeline of units in the market and the demographic and employment growth present in the defined primary market area (PMA). The demand generators, such as household and employment growth, were used to estimate future demand for product within the Primary Market Area. Future demand based on a weighted household and employment growth figure, was reconciled for the PMA. The reconciled demand figures indicate continued demand for additional apartment product in the immediate area. Additional units could be added without a negative impact on existing product due to the increasing population and employment based in the city. According to the City of Baldwin Park's 2020 General Plan (2014-2021 Housing Element), Estimates of future growth indicate a minimal increase in population over the next 25 years. The report stated the population of Baldwin Park will reach 82,200 by the year 2035, representing a less than a 10 percent increase over 25 years. Since 1990, the middle-age group (45-64 years old) and seniors (65 years and older), on the other hand, has increased consistently. This trend shows that the City's residents are becoming older in general, as evidenced by the increasing median age in the City. An aging population indicates that in the future, demand will be higher for smaller housing units and housing programs such as housing repair services for seniors. Given that greater than 50% of existing Baldwin Park renter households are already cost burdened by housing, it is reasonable to assume the trend will continue meaning housing will remain unaffordable for at least 50% of renter households in Baldwin Park absent the development of the subject property with the Central Metro Place multifamily, senior complex. While the Central Metro Place project is unlikely to reverse the entire housing cost trend, the project will help to ease housing cost pressures for some renter households in the market area.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
CA120	Public Housing	Project-Based Voucher Program	\$13,710,720.00
M21-MC060546	Community Planning and Development (CPD)	HOME Program	\$500,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$14,210,720.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$35,503,928.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood

		<p>Insurance Program (NFIP). According to Community Panel Number 06037C1799F, dated September 26, 2008, the subject property is not located within a Special Flood Hazard Area (SFHA). Specifically, the subject property is located in Flood Zone X, Unshaded. Review of the online NFIP information, the city and county are active participants within the NFIP. The community identification numbers are as follows: city CID is 060100; county CID is 065043.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Ozone, Particulate Matter, <2.5 microns. The proposed project will not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. No open burn actions are proposed for the subject property at this time. Review of the online EPA air quality information for California through the EPA State Implementation Plan (SIP) indicated the designated areas for SIP requirements does include the subject property county for 1-hr and 8-hr Ozone, Lead, PM-2.5, Carbon Monoxide and Nitrogen Dioxide. California conducted air quality emission assessments on three (3) multifamily projects within the State. The results of the assessment indicated that any construction projects that are similar to or smaller in size than the Rancho Vista Commons, Downtown Inglewood and Fairview Heights or Race Street Project's case in terms of duration, square footage and overall size, should not exceed the de minimis levels established by the State and therefore do not need to undergo a</p>

		<p>detailed conformity analysis. The proposed action is smaller than the above-mentioned projects and no additional action appears warranted at this time. Lastly, development of the proposed multifamily project will not result in emission levels of criteria pollutants, including de minimis level. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. Partner reviewed the U.S. Fish & Wildlife Service (USFW) Planning and Conservation (IPaC) database for threatened and endangered species and critical habitats for the project area. A summary of the IPaC database indicates three (3) endangered species, one (1) threatened species, and one (1) candidate species within the project area. No critical habitats were identified within the project area. Based on the review of USFWS Official Species List of threatened and endangered species, it</p>

		<p>is Partner's opinion that a No Effect Determination is applicable for the subject property and no additional action is warranted at this time. This project is in compliance with the Endangered Species Act.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Based on the site reconnaissance, no aboveground or below ground tanks (ASTs or USTs) are located at the subject property. Based on the site reconnaissance, no existing industrial facilities handling explosive or fire- prone materials such as liquid propane, gasoline, diesel fuel of 100-gallons or larger are adjacent to and/or visible from the subject property, including from online satellite imagery. The project is in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the USDA mapped soil information, the onsite soils are rated as not prime farmland. In addition, according to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area. The project is in compliance with the Farmland Protection Policy Act.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1799F, dated September 26, 2008, the subject property appears to be located in Unshaded Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.No preliminary FEMA FIRM (p-FIRM) or pending products are available for the subject property area at this time. Additionally, regulatory</p>

		floodways are not considered a hazard for the subject property, including ingress and egress, at this time. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Noise Assessment was conducted. The noise level was normally unacceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on a review of the Designated Sole Source Aquifers National Map, published by the USEPA, the subject property is not located in a sole source aquifer recharge area. Moreover, the water supply for the subject property will be tied into the public utilities; therefore, it will not impact existing groundwater conditions. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on or adjacent to the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The subject property is not located within a one- mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support

		for activities that would harm a designated river's free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. The subject property is not located within an Opportunity Zone. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The subject property consists of one parcel of land located on the east side of Central Avenue within a mixed residential, commercial, and industrial area of Baldwin Park, Los Angeles County, California. The proposed project is in conformance with the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Baldwin Park Comprehensive Plan 2021 (latest version). The subject property is similar in scale/urban design than the surrounding area but is approved via the applicable building/zoning codes and appears to be in compliance with the development standards as outlined within the Comprehensive Plan. The development of the subject property will contain pervious (limited) areas that will consist of landscaping and seeding the soil with grass, where applicable. The impact on surrounding existing native or non-invasive vegetation and wildlife will be minimal. None of the reasonably foreseeable aspects of the proposed project or future use plans for the site conflict with the community's vision for its future. No unusual conditions were identified at the subject property during the site reconnaissance.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>2</p>	<p>The United States Geological Survey (USGS) Baldwin Park Quadrangle 7.5-minute series topographic map was reviewed for this assessment. According to the contour lines on the topographic map, the subject property is located at approximately 400 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest. Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as urban land - Soboba complex. Based on borings advanced during EFI's Phase II, the underlying subsurface consists predominantly of silty fine- to medium-grained sand from the ground surface to approximately 2 feet bgs. Groundwater was not encountered during the EFI investigation. Based on the provided information, no concerns regarding soil stability, erosion and / or drainage concerns were observed, and no additional action appears warranted at</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>this time. According to historical and current site information, the subject property is considered a suitable area as the subject property has not been utilized as a dump, sanitary landfill or mine waste disposal area. Furthermore, no unusual conditions were identified at the subject property during the site reconnaissance. Proposed site development would involve grading and earth moving activities, as well as construction of project components. Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events. This exposure could generate accelerated runoff, localized erosion, and sedimentation. However, the proposed project would be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit, which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction best management practices. This includes limiting ground disturbance areas, restoring disturbed areas to pre-construction contours, erosion control measures, and revegetation. For new construction, soil suitability will be determined by a Geotechnical Report. A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff recommend</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>The subject property is located in Los Angeles with access primarily from Central Avenue. Review of the EPA Radon Zone Map indicates the subject property is located within radon Zone 2. Based on the proposed development activities, radon mitigation is warranted as part of the new construction activities. Radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Implementation of a Radon Operations, Maintenance and Monitoring Plan will be required upon completion of the mitigation/testing activities. Radon post construction testing reports along with a completed Radon Operation, Maintenance and Monitoring Plan will be provided to Baldwin Park / HUD upon completion. No additional known natural hazards will likely affect the subject property. Natural hazards include: faults/fractures, cliffs, bluffs, crevices, slope failure from rains, unprotected water bodies, fire hazard materials, wind/sand storm concerns, poisonous plants /insects /animals, or hazardous terrain features. No other built hazards were identified during the field reconnaissance. Other built hazards include: hazardous streets, dangerous intersections, inadequate street lighting, children's play areas located next to a busy street, railroad crossings, hazardous or chemical storage or industrial operations. In summary, no natural hazards, air pollution generators, man-made site hazards or nuisances were identified at the subject property. Moreover, the proposed project is not a noise-generating facility. Noise calculations are outlined in detail in the Noise Report, included herein (once finalized).</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	<p>Most residents are employed in professional career fields including management occupations, sales and related occupations, office and administrative occupations and other services. The median household income in Los Angeles County, California is \$72,797. County of Los Angeles has an unemployment rate of 4.9% for 2022. The</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		average income of a County of Los Angeles resident is \$35,685. The development will create work opportunities. The proposed development will not have an adverse effect on the community or neighborhoods.	
Demographic Character Changes / Displacement	2	The subject property is proposed for re-development for a two-story building utilized for affordable senior housing. In addition to the subject building, the proposed project will contain an outdoor patio, asphalt-paved drive and parking area along with a sidewalk and landscaped areas. The subject property will be accessed via Central Avenue. The 2021 County of Los Angeles population was 9,829,544 people. The proposed development will consist of a multi-family project. The subject property is currently undeveloped. No direct or indirect displacement will occur through the development of the subject property. No people will be displaced. No jobs will be destroyed or relocated. The proposed development will meet the demographic requirements as outlined within the City's Comprehensive Master Plan.	
Environmental Justice EA Factor			
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The subject property is located within the Baldwin Park Unified School District, which comprises elementary schools, middle schools, high schools, adult education, colleges and universities and others. The subject property's proposed multi-family structure will be used for elderly tenants. The development will create work opportunities. The proposed development will not have an adverse effect on the community or neighborhoods	
Commercial Facilities (Access and Proximity)	2	The subject property is located within reasonable distance of services and commercial shopping areas. Major malls, shopping centers, and restaurants are within walk proximity to the subject site. The	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		project will not adversely impact or displace existing retail and commercial services. The development of this project is not considered a concern and will not require additional commercial facilities	
Health Care / Social Services (Access and Capacity)	2	The subject property is located within reasonable distance of health care and social services. Based on online information, emergency health services, including special medical services or skills such as geriatric clinics (if needed) are available within reasonable proximity to the proposed project. Social services, if warranted, will be provided by governmental social service agencies or public or private groups.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste is not currently generated at the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance. The project development will generate construction debris that will be management by the development team and disposed offsite in accordance with applicable standards. Upon completion of construction activities, general household solid waste will be generated from the proposed project. Solid waste disposal will reportedly be provided by an independent solid waste disposal contractor.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The onsite development will allow the County of Los Angeles to meet future flow and loading demands as well as regulatory requirements. The new residential units will result in very minimal impact on the designed capacity of the County of Los Angeles Waste Water treatment Systems.	
Water Supply (Feasibility and Capacity)	2	According to available information, a public water system operated by the Valley County Water District serves the subject property vicinity The Valley County Water Districts water supply summons from four main	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>sources- imported water, groundwater, recycled water and water banking (storage). According to the 2021 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. The onsite development will result in very minimal impact on the designed capacity of the Valley County Water District.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>The development of this site will have minimal impact on the city and/or county Police, Fire and Emergency Medical Services. The proposed development will not increase demand on police and fire services. Access routes for accessibility for emergency vehicles and compliance with local regulations will be addressed by the civil design team, per city/county building compliance. The project meets the site access requirements for emergency vehicles, including fire truck and ambulance at both sites.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>Parks, open spaces and recreation areas are within the surrounding area. The recreational amenities are located within close proximity to the subject property. The site is proposed for multi-family apartments and will have minimal impact on parks, recreational areas and open spaces within the vicinity of the subject property. The site will not have an adverse effect on passive and active recreational activities to include parks, recreational areas and open spaces within the vicinity of the subject property.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Based on the site assessment activities, the approaches to the subject property are convenient, safe and attractive. The subject property is accessible through Central Avenue. The subject property is within close radius to Christopher Columbus Transcontinental Highway and Interstate 10. This major thoroughfare lead to various cities. San Gabriel Valley Airport is located</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		4.46 miles to the west from the subject property. The subject property will provide residents with convenient access to employment centers and recreational outlets (commercial / retail shopping services). A traffic study is reportedly not required, per the City/County zoning/building regulations for new construction, multifamily projects. No information regarding public transportation services has been provided at this time.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No geological features that include rare or special social/cultural, economic, education, aesthetic or scientific value were identified on or abutting the subject property. As such, no adverse impact to unique natural features is considered applicable for the proposed development .Building setbacks are in place for the proposed development and the project will not be subject to rapid water withdrawal problems that change the depth or character of the water table or aquifer.No septic systems are proposed for the proposed project.No visual or other indications of water quality problems on or near the site were identified. The proposed project will include a stormwater runoff control/design. As such, a stormwater management design plan will be implemented for the subject property.It is not anticipated any changes will result in natural features within the surrounding area of the County of Los Angeles. Storm water from the project will have a storm water system. The site will drain through a proposed storm sewer system in parking areas and abutting roadways.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No special-status plants or wildlife were observed at the subject property during field assessment activities. The proposed project will not damage or destroy plant species that are legally protected by state or local ordinances. Furthermore, the proposed	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project will not damage or destroy trees without replacement and landscaping. It is not anticipated any changes will result in natural features from the development of the subject property. This will involve grading the land, development of the subject building and seeding the soil with grass, where applicable. The impact on any existing native or non-invasive vegetation and wildlife will be minimal.</p>	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	<p>The U.S. Climate Explorer under the U.S. Climate Resilience Toolkit was consulted for projected future trends in temperatures, precipitation, and flooding from 2015-2044 (listed as early century). Based on the information, the project area (census tract) is relatively high for earthquakes. Annual average daily minimum temperatures, flooding, and precipitation are not expected to significantly change in Baldwin Park. Annual average daily maximum temperatures are projected to increase by several degrees and impacts from higher emissions will likely have more of an impact on residents in the metro area. Development requirements will address building codes that will outline building requirements for earthquake concerns.</p>	
Energy Efficiency	2	<p>The project is located within walking/driving distance of public transportation, and numerous amenities are located either along those lines or within relatively close proximity. Project design information under Energy Consumption will take into consideration climate change. The site has access to utility infrastructure, which will be incorporated during site development. Any additional energy efficiency information will be outlined by the Project Architectural</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Design Team. To that, no adverse impacts to the utility infrastructure are anticipated.	

Supporting documentation

Additional Studies Performed:

Noise Assessment, Noise Monitoring Services (May 2021) Phase I Environmental Site Assessment, SCS Engineers (March 2024) Phase II Environmental Site Assessment and Supplemental Characterization Report Addendum, EFI Global (April 2024) Phase II Environmental Site Assessment and Supplemental Characterization Report, EFI Global (April 2024) Peer Review of Phase II Reports, Partner Engineering & Science, Inc. (April 2024) Soils Management Plan, Partner Engineering & Science, Inc. (April 2024)

[Phase I ESA.pdf](#)

Field Inspection [Optional]: Date and completed

by:

SCS Engineers

2/13/2024 12:00:00 AM

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

U.S. Environmental Protection Agency; U.S. Fish & Wildlife Service; Federal Emergency Management Agency (FEMA); National Pipeline Mapping System (NPMS); National Park Service, U.S. Department of the Interior

List of Permits Obtained:

Permits, reviews and approvals required for construction activities will be issued by local, city/county and state regulatory agencies with implementation by project contractor and oversight by engineer/architect.

Public Outreach [24 CFR 58.43]:

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed construction project will not adversely impact the surrounding area. This activity is compatible with the existing uses in the area. There will not be any adverse impact on existing resources or services to the area.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Consideration had been given to developing the housing units on scattered sites throughout the County. However, the higher cost of individual parcels outside the surrounding area limited the number of affordable/market rate units that could be constructed for families. In addition, some more affordable/market rate parcels had less desirable environmental conditions (e.g., close proximity to freeways and light industrials facilities).

No Action Alternative [24 CFR 58.40(e)]

The "no action" alternative was considered; however, no action would not meet the demand for affordable/market rate units in the County. The demand for affordable/market rate housing in the County and region has increased in the last few years. If not been given this housing opportunity, the affordable/market rate households and prospective tenants for these properties will not be able to meet their household needs. In addition, construction of a new apartment complex will visually improve the image of the neighborhood and provide demand for goods and services in the area.

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	With complete removal of the site contamination, the subject property will meet HUD's requirements for complete contamination removal and institutional and engineering controls will NOT be warranted.	N/A	Complete mitigation measures are outlined within the Soils Management Plan (SMP) and Remedial Action Plan (RAP) With complete removal of the	

			<p>site contamination, the subject property will meet HUD's requirements for complete contamination removal and institutional and engineering controls will NOT be warranted.</p>	
<p>Noise Abatement and Control</p>	<p>All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The interior noise standard is to be met in all units with windows and doors closed. All exterior walls shall have a minimum OITC rating of 37.</p> <p>Supply and return ducts to the exterior within 80 feet of Downing Avenue (including, but not limited to ducts serving HVAC equipment, bathroom fans, and dryer exhausts), shall be oriented away from the street and shall incorporate at least 6' of flexible air duct with internal fiberglass lining and at least one 90o bend.</p> <p>At any penetrations of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.</p>	<p>N/A</p>		

	<p>Noise barriers with a height of 10 feet (relative to the finished floor elevation of the second floor) shall be constructed adjacent to the patio area.</p>			
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Project Mitigation Plan

All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The interior noise standard is to be met in all units with windows and doors closed. All exterior walls shall have a minimum OITC rating of 37. Supply and return ducts to the exterior within 80 feet of Downing Avenue (including, but not limited to ducts serving HVAC equipment, bathroom fans, and dryer exhausts), shall be oriented away from the street and shall incorporate at least 6' of flexible air duct with internal fiberglass lining and at least one 90o bend. At any penetrations of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal. Noise barriers with a height of 10 feet (relative to the finished floor elevation of the second floor) shall be constructed adjacent to the patio area.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD’s policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site’s proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Section 1 Airport Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Section 2 Coastal Barrier.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). According to Community Panel Number 06037C1799F, dated September 26, 2008, the subject property is not located within a Special Flood Hazard Area (SFHA). Specifically, the subject property is located in Flood Zone X, Unshaded. Review of the online NFIP information, the city and county are active participants within the NFIP. The community identification numbers are as follows: city CID is 060100; county CID is 065043.

Supporting documentation

[Section 3 Flood Insurance.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Ozone, Particulate Matter, <2.5 microns. The proposed project will not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. No open burn actions are proposed for the subject property at this time. Review of the online EPA air quality information for California through the EPA State Implementation Plan (SIP) indicated the designated areas for SIP requirements does include the subject property county for 1-hr and 8-hr Ozone, Lead, PM-2.5, Carbon Monoxide and Nitrogen Dioxide. California conducted air quality emission assessments on three (3) multifamily projects within the State. The results of the assessment indicated that any construction projects that are similar to or smaller in size than the Rancho Vista Commons, Downtown Inglewood and Fairview Heights or Race Street Project's case in terms of duration, square footage and overall size, should not exceed the de minimis levels established by the State and therefore do not need to undergo a detailed conformity analysis. The proposed action is smaller than the above-mentioned projects and no additional action appears

warranted at this time. Lastly, development of the proposed multifamily project will not result in emission levels of criteria pollutants, including de minimis level. The project is in compliance with the Clean Air Act.

Supporting documentation

[Section 4 Air Quality.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Section 5 Coastal Zone Management.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation. Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

With complete removal of the site contamination, the subject property will meet HUD's requirements for complete contamination removal and institutional and engineering controls will NOT be warranted.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

- ✓ Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA, Remediation or clean-up plan. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[Section 6 Contamination and Toxic Substance.pdf](#)

Are formal compliance steps or mitigation required?

- ✓ Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.
Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. Partner reviewed the U.S. Fish & Wildlife Service (USFW) Planning and Conservation (IPaC) database for threatened and endangered species and critical habitats for the project area. A summary of the IPaC database indicates three (3) endangered species, one (1) threatened species, and

one (1) candidate species within the project area. No critical habitats were identified within the project area. Based on the review of USFWS Official Species List of threatened and endangered species, it is Partner's opinion that a No Effect Determination is applicable for the subject property and no additional action is warranted at this time. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Section 7 Endangered Species.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer “No.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “Yes.”

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Based on the site reconnaissance, no aboveground or below ground tanks (ASTs or USTs) are located at the subject property. Based on the site reconnaissance, no existing industrial facilities handling explosive or fire- prone materials such as liquid propane, gasoline, diesel fuel of 100-gallons or larger are adjacent to and/or visible from the subject property, including from online satellite imagery. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Section 8 Explosives and Flammable Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This project includes activities that could potentially convert agricultural land to a non- agricultural use, but an exemption applies.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

According to the USDA mapped soil information, the onsite soils are rated as not prime farmland. In addition, according to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Section 9 Farmland Protection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[Section 10 Floodplain Management.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1799F, dated September 26, 2008, the subject property appears to be located in Unshaded Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. No preliminary FEMA FIRM (p-FIRM) or pending products are available for the subject property area at this time. Additionally, regulatory floodways are not considered a hazard for the subject property, including ingress and egress, at this time. The project is in compliance with Executive Order 11988.

Supporting documentation

[Section 10 Floodplain Management\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 “Protection of Historic Properties” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
 No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
 - ✓ Gabrieleno Band of Mission Indians/Kizh Nation Completed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Initiated by HUD for 202

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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Additional Notes:

- 2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary**Compliance Determination****Supporting documentation**

[Section 11 Historic Preservation.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

- ✓ No

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

- ✓ Mitigation as follows will be implemented:

All window and door assemblies used throughout the project shall be well fitted and well weather-stripped. The interior noise standard is to be met in all units with windows and doors closed. All exterior walls shall have a minimum OITC rating of 37. Supply and return ducts to the exterior within 80 feet of Downing Avenue (including, but not limited to ducts serving HVAC equipment, bathroom fans, and dryer exhausts), shall be oriented away from the street and shall incorporate at least 6' of flexible air duct with internal fiberglass lining and at least one 90o bend. At any penetrations of exterior walls by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal. Noise barriers with a height of 10 feet (relative to the finished floor elevation of the second floor) shall be constructed adjacent to the patio area.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.

Supporting documentation

[Section 12 Noise Assessment.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

Based on a review of the Designated Sole Source Aquifers National Map, published by the USEPA, the subject property is not located in a sole source aquifer recharge area. Moreover, the water supply for the subject property will be tied into the public

utilities; therefore, it will not impact existing groundwater conditions. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Section 13 Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on or adjacent to the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment. The project is in compliance with Executive Order 11990.

Supporting documentation

[Section 14 Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The subject property is not located within a one-mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated river's free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Section 15 Wild and Scenic Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. The subject property is not located within an Opportunity Zone. The project is in compliance with Executive Order 12898.

Supporting documentation

[Section 16 Environmental Justice.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

