

Attachment B: Worksheets

Protection of Wetlands

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Avoid the adverse impacts associated with the destruction and modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative.	Executive Order 11990, May 24 1977	24 CFR Part 55

1. Does the project include new construction, rehabilitation that expands the footprint of the building, or ground disturbance?

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland.
- Yes: Proceed to #2

2. Is there a wetland on your project site?

Use both national and local resources to make this determination. A good first step is to check the National Wetlands Inventory's digital wetlands mapper tool: <http://www.fws.gov/wetlands/Data/Mapper.html> If site conditions or other documents indicate there may be a wetland, next check with city, county or tribal experts for local wetlands inventories. If none exist, the presence of hydric soils can indicate a wetland. If you suspect a wetland due to soil type or site conditions, you should commission a professional site survey to delineate the wetland and its boundaries.

HUD defines a wetland as those areas that are inundated with surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. The definition includes wetlands separated from their natural supply of water and constructed wetlands. **Please note that the US Army Corps of Engineers has a more restrictive definition of wetlands. A determination by the US Army Corps that there is no jurisdictional wetland on site is not sufficient documentation for HUD's purposes.**

Maintain, in your ERR, all documents you have collected to make your wetlands determination.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project is not in a wetland. **See [Wetlands and Water Classifications](#).**
- Yes: Proceed to #3.

3. Does your project involve new construction in the wetland? New construction includes draining, dredging, channelizing, filling, diking, impounding, and related activities.

- No: STOP here. The Protection of Wetlands executive order does not apply. Record your determination that the project does not involve new construction in a wetland.
- Yes: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several exemptions that apply to wetlands—please see 24 CFR 55.12(b) and 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property if:
 - The property is cleared of all existing structures and related improvements;

- The property is dedicated for permanent use for flood control, wetland protection, park land, or open space; and
- A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland from future development.
- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.
- Project site with an incidental portion situated in an adjacent floodplain, including the floodway or Coastal High Hazard Area, or wetland, but only if:
 - The proposed construction and landscaping activities (except for minor grubbing, clearing of debris, pruning, sodding, seeding, or other similar activities) do not occupy or modify the 100-year floodplain (or the 500-year floodplain for critical actions) or the wetland;
 - Appropriate provision is made for site drainage that would not have an adverse effect on the wetland; and
 - A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12. Maintain copies of all of the documents you have used to make your determination.

No: Proceed to step 5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (Below are categories that apply to wetlands, please see 24 CFR 55.12(a) for additional categories of proposed action)

- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure and paved areas is not significantly increased.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for 'substantial improvement'¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for wetlands. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to impacting a wetland?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or amend project so there is no destruction or modification of the wetland. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. The 8-step decision-making process requires two public notice and comment periods. Appropriate and practicable compensatory mitigation is recommended for unavoidable adverse impacts to more than one acre of wetland. The use of compensatory mitigation may not substitute for the requirement to avoid and minimize impacts to the maximum extent practicable. For further details about compensatory mitigation please see 24 CFR 55.20(e)(2) and 55.2(b)(2).

A completed Individual Section 404 permit can cover steps 1-5 in the 8-step process if the project is not in the 100 year flood plain (or 500 year floodplain for critical actions) and all wetlands adversely affected by the action are covered by the permit. (24 CFR 55.28)

Yes: Reject or modify project.

No: Document your analysis, including wetlands notices, in your Environmental Review Record.

DISCLAIMER: This document is intended as a tool to help Region X grantees and HUD staff complete NEPA requirements. This document is subject to change. This is not a policy statement, and the Floodplain Executive Order and Regulations take precedence over any information found in this document.

¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))

Clean Air Act Compliance

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
EPA requires federal actions to conform to State or Federal Action Plans for air quality.	Clean Air Act (42 U.S.C. 7401 et seq.) as amended	40 CFR Parts 6, 51 and 93

1. Does your project require an environmental assessment level review for new construction or major rehabilitation of existing structures?

- No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination.
- Yes: PROCEED to #2

2. Is the project located in a designated non-attainment area for criteria air pollutants?

Maintain, in your ERR, either a map or list of non-attainment areas in your region. You can find information on non-attainment areas by state at this website:
<http://epa.gov/oar/oaqps/greenbk/ancl.html>

- No: STOP here. The Clean Air Act conformity requirements do not apply. Record your determination. **The Puget Sound region is considered a maintenance area, and is not designated a non-attainment area. See http://www.ecy.wa.gov/programs/air/sips/designations/maintenance_areas.htm. Puget Sound Clean Air Agency and City of Renton regulations regarding construction apply (other best management practices are recommended per environmental assessment). No operational increases in traffic trips are anticipated as no dwellings are added.**
- Yes: PROCEED to #3

3. Does your project exceed de minimis impact criteria?

Determine if your project will result in emissions (both direct and indirect) that exceed the de minimis thresholds established for each criteria pollutant at 40 CFR Part 93.153 (see attached). In general, HUD projects will not exceed this threshold. However, you should work with your local air quality authority to determine whether your project may have an impact on air quality. For PM-10 and PM 2.5 non-attainment areas, please make special note of any local dust control regulations that might apply during construction. Please see attached document for air authority contacts.

- No: STOP here. The project does not impact air quality. Record your determination on the Statutory Worksheet and attach documentation.
- Yes: PROCEED to #4

4. Does your project conform with the State or Federal Action Plan for air quality?

Work with your local or state air quality authority to determine if your project conforms with your State Action plan. If you cannot reach this determination, please contact your HUD environmental officers for further guidance.

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Clear Zones (CZ) and Accident Potential Zones (APZ)

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Promote compatible land uses around civil airports and military airfields	Section 2 of the Housing Act of 1949 as amended, 42 U.S.C 1331, affirmed by Section 2 of the Housing and Urban Development Act of 1969, P.L. No 90-448; Section 7(d) of the Dept HUD Act of 1965, 42 U.S.C. 3535 (d).	24 CFR Part 51 Subpart D See Definitions in Worksheet Appendix A. 32 CFR Part 256

1. Does the project include new construction, major rehabilitation, or any other activity which significantly prolongs the physical or economic life of existing facilities?

No: STOP here. The project is not subject to the regulations. Record a description of your project and your determination.

Yes: PROCEED to #2

2. Is the Project located within 3000 feet of a civil airport or within 15,000 feet of a military airfield?

The regulations only apply to military and civil primary and commercial service airports. The Federal Aviation Administration updates the list of applicable airports annually:
http://www.faa.gov/airports_airtraffic/airports/planning_capacity/passenger_allcargo_stats/passenger

No: STOP here. The project is not within a Clear Zone (also known as Runway Protection Zone) or Accident Potential Zone. Maintain a list of airports considered and the distance from your project to the covered airport. Record your determination.

Yes: PROCEED to #3 **Cedar River Terrace site only; however activities do not involve new construction, major rehabilitation, or any other activity which significantly prolongs the physical or economic life of existing facilities.**

3. Is the Project in the Clear Zone or Accident Potential Zone?

Contact the airport operator and obtain written documentation of the Clear Zone (also known as Runway Protection Zone) and for military airfields, the Accident Potential Zone, and a determination of whether your project is in the APZ or CZ.

No: STOP here. Maintain the written documentation from the airport operator. Identify the location of your project in relation to the clear zone. Record your determination that the project is not in a CZ or APZ.

Yes Project is in an Accident Potential Zone: PROCEED TO #4

Yes Project is in a Clear Zone: PROCEED TO #5

Cedar River Terrace site is located outside the area where height restrictions apply per FAR Part 77 of Renton Municipal Airport. It is located in the Traffic Pattern Zone (6); future development is subject to review and potential conditions regarding density, notice on titles, and other provisions. No new units or development are proposed on the subject site. See RMC 4-3-020 Airport Related Height and Use Restrictions.

4. For Accident Potential Zones at Military Airfields, does the project change the use of a facility so that it becomes one which is no longer acceptable in accordance with Department of Defense standards (Please see 32 CFR Part 256 for *Land Use Compatibility Guidelines for Accident Potential Zones*), significantly increase the density or number of people at the site, or introduces explosive, flammable or toxic materials to the area?

No: STOP here. Record your determination that the project fits under the DoD Land Use Compatibility Guidelines. Include any correspondence with the Military Airfield.

Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

5. For Airport Clear Zones, will the project frequently be used or occupied by people?

Yes: **The project cannot be assisted with HUD funds. STOP HERE.**

No: Obtain written assurance from the airport operator to the effect that there are no plans to purchase the land involved with the project as a portion of a Runway Clear Zone or Clear Zone acquisition program. Maintain copies of all of the documents you have used to make your determination

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Worksheet Appendix A

CFR › Title 24 › Subtitle A › Part 51 › Subpart D › Section 51.301

24 CFR 51.301 - Definitions.

For the purposes of this regulation, the following definitions apply:

(a) *Accident Potential Zone.* An area at military airfields which is beyond the Clear Zone. The standards for the [Accident Potential Zones](#) are set out in [Department](#) of Defense Instruction 4165.57, “Air Installations Compatible Use Zones,” November 8, 1977, [32 CFR part 256](#). There are no [Accident Potential Zones](#) at civil airports.

(b) *Airport Operator.* The civilian or military agency, group or individual which exercises control over the operations of the [civil airport](#) or military airfield.

(c) *Civil Airport.* An existing commercial service airport as designated in the National Plan of Integrated Airport Systems prepared by the Federal Aviation Administration in accordance with section 504 of the Airport and Airway Improvement Act of 1982.

(d) *Runway Clear Zones and Clear Zones.* Areas immediately beyond the ends of a runway. The standards for Runway Clear Zones for [civil airports](#) are established by FAA regulation [14 CFR part 152](#). The standards for Clear Zones for military airfields are established by DOD Instruction 4165.57, [32 CFR part 256](#).

HUD or Responsible Entity mail Form to: Federal Consistency Coordinator Shorelines & Environmental Assistance Program Department of Ecology P.O. Box 47600 Olympia, WA 98504 Email: ecyrefedpermits@ecy.wa.gov Phone: (360) 407-6068	Department of Ecology please mail Determination of Consistency to: (Include Phone number of contact)
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Endangered Species Act No Effect Guidance for Washington State

**(Prepared in collaboration with the U.S. Fish and Wildlife Service and
NOAA Fisheries. Applies in Washington State only.)**
24 CFR Part 58

General requirements	ESA Legislation	HUD Regulations
Section 7 of the Endangered Species Act mandates that actions that are authorized, funded, or carried out by Federal agencies do not jeopardize the continued existence of plants and animals that are listed or result in the adverse modification or destruction of designated critical habitat.	The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.; particularly section 7)	24 CFR 58.5(e) 24 CFR 50.4(e)

Purpose: The purpose of this checklist is to assist HUD and responsible entities meet their Endangered Species Act obligations. A determination of “**no effect**” to federally listed species and critical habitat fulfills HUD’s and the responsible entity’s obligation to ensure actions it authorizes, funds, or carries out do not jeopardize the continued existence of listed species or adversely modify designated critical habitat. “**No effect**” determinations do not require coordination with or approval from the U.S. Fish and Wildlife Service and/or NOAA Fisheries.

Definition: “**No effect**” – the appropriate determination when the proposed action, including its interrelated and interdependent actions, will not affect (i.e., influence or bring about any change) listed species or designated critical habitat either directly or indirectly.

The following questions will help you determine if the proposed project will have an effect to federally listed species or designated critical habitat. The list of activities is not all-inclusive, but provides examples of typical types of projects that would meet a “no effect” determination.

1. Does the project consist solely of the following activities: purchasing existing buildings; completing interior renovations to existing structures; replacement or repairs to existing roofs (not including galvanized material unless it has been sealed or otherwise confined so that it will not leach into stormwater); replacing exterior paint or siding on existing buildings; adding sprinkler systems or repairing landscape, not including removing trees or shrubs?

Yes: STOP here. The project will have No Effect on listed or proposed species, and designated or proposed critical habitat. Consultation with the U.S. Fish and Wildlife Service and/or NOAA Fisheries is not required. Record your determination of no effect and maintain this documentation in your ERR.

No: PROCEED to #2

2. Does the project consist solely of the any of the following activities and not result in an increase of impervious surface, removal of trees, or removal of streamside vegetation: rehabilitation of an existing structure; reconstruction or repair to existing curbs, sidewalks or other concrete structures; repairs to existing parking lots (for example repairing pot holes or repainting lines – not expansions); purchasing or installing appliances?

Yes: STOP here. The project will have No Effect on listed or proposed species, and designated or proposed critical habitat. Consultation with the U.S. Fish and Wildlife Service and/or NOAA Fisheries is not required. Record your determination of no effect and maintain this documentation in your ERR.

No: PROCEED to #3

3. If new construction, does construction occur on a previously developed parcel and meet all of the following criteria: does not add new impervious surfaces; does not remove trees or streamside/riparian vegetation; complies with all state and local building codes and stormwater regulations; infiltrates all stormwater or does not discharge stormwater to a salmonid-bearing stream or proposed/designated critical habitat.

Yes: STOP here. The project will have No Effect on listed or proposed species, and designated or proposed critical habitat. Consultation with the U.S. Fish and Wildlife Service and/or NOAA Fisheries is not required. Record your determination of no effect and maintain this documentation, including information about the stormwater discharge, in your ERR.

No: PROCEED to #4

4. If new construction, does construction add new impervious surfaces to a previously developed parcel and meet all of the following criteria: does not remove trees or streamside/riparian vegetation; complies with all state and local building codes and stormwater regulations; discharges treated stormwater to non- salmonid-bearing stream within the same subbasin (discharge point must be a minimum of ¼ mile from salmonid bearing stream or proposed/designated critical habitat) or infiltrates all treated stormwater within the same subbasin.

Yes: STOP here. The project will have No Effect on listed or proposed species, and designated or proposed critical habitat. Consultation with the U.S. Fish and Wildlife Service and/or NOAA Fisheries is not required. Record your determination and maintain this documentation, including information about the stormwater discharge, in your ERR.

No: PROCEED to #5 **See attachment.**

5. Would project effects, including those that extend beyond the project site (e.g., noise, air pollution, water quality, stormwater discharge, visual disturbance), overlap with identified federally listed or proposed species occurrences or designated or proposed critical habitat or potential habitat (e.g., roosting, feeding, nesting, spawning, rearing, overwintering sites, or migratory corridors) for listed species?

For USFWS, please visit the following website to order a site-specific species list from the State Department of Wildlife and Fish: www.wdfw.wa.gov/hab/release. The process takes one to eight weeks and costs \$40. For NOAA Fisheries, please visit this website to determine the location of listed species: www.streamnet.org (click "Interactive Mapper")

No: STOP here. The project will have No Effect on listed or proposed species, and designated or proposed critical habitat. Consultation with the U.S. Fish and Wildlife Service and/or NOAA Fisheries is not required. Record your determination of no effect and maintain this documentation in your ERR. **See attachment.**

Yes: The project may affect listed or proposed species, or designated or proposed critical habitat. Consultation with the USFWS and/or NOAA Fisheries may be required.

Working Toward Recovery: The Endangered Species Act requires that all federal agencies utilize their authorities to help conserve listed species. Therefore, as responsible entities, you are encouraged to minimize the effects of your actions on listed species, designated critical habitat and habitat identified in endangered species recovery plans. For your activities, you are especially encouraged to minimize your action's contribution to water quality degradation from point and non-point discharges, and water quantity alteration due to increased impervious surfaces. Information on low impact development can be found at www.epa.gov/nps/lid/lidlit.html.

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Questions concerning environmental requirements relative to HUD programs can be addressed to Deborah Peavler-Stewart (206) 220-5414 or Sara Jensen (206) 220-5226.

Attachment: Proposal Evaluation July 2016

Hillcrest Terrace and Evergreen Terrace drain to Johns Creek that is a salmonid bearing stream. Cole Manor drains to the Cedar River that is salmonid bearing. See sidebar map.

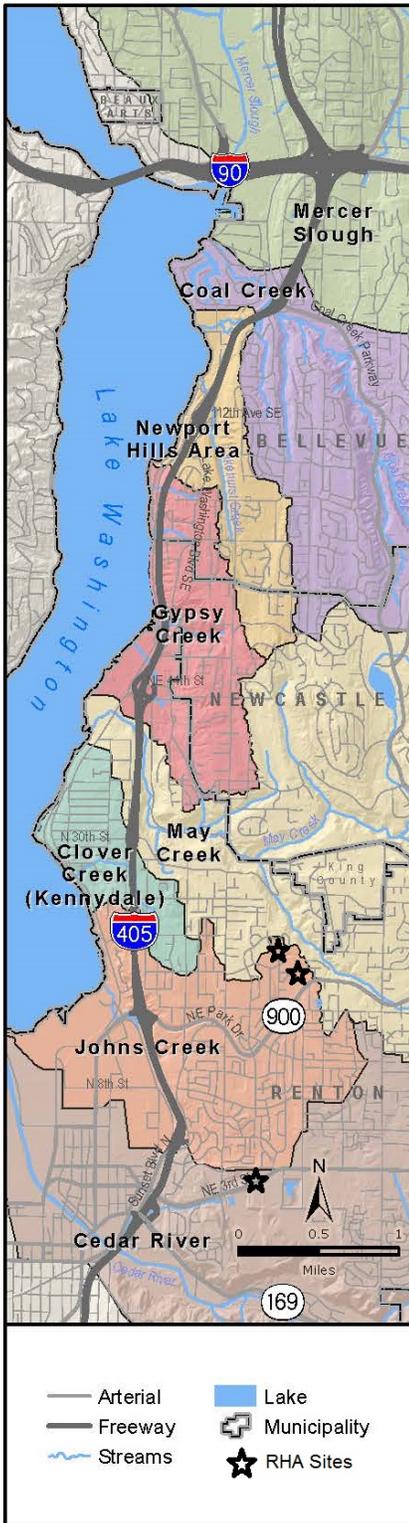
Johns Creek potentially contains Endangered Species of fish; no other protected fish or wildlife species were found to be affected by a similar project on the Hillcrest site proposed in 2011. In that 2011 environmental assessment, due to the application of stormwater standards and proposed pervious pavement for a portion of the improvements, no effects were found.

Species protected under the Endangered Species Act under National Marine Fisheries Service jurisdiction that occur in King County are identified at <http://www.nwr.noaa.gov/ESA-Salmon-Listings/> and include Puget Sound Chinook salmon and Puget Sound steelhead. The only stream potentially containing these species in the project area is Johns Creek, which issues from a stormwater discharge culvert approximately 800 feet upstream of its mouth at Lake Washington. The stream in that reach is at the grade of Lake Washington and for this reason is not flow control limited. The stream provides rearing habitat for juvenile Chinook salmon, which enter the lower stream from Lake Washington and use it as foraging habitat¹. The project area is located approximately one-half mile east of Johns Creek, and stormwater originating from the project area is discharged to the Johns Creek stormwater system. ... the project would not result in increased runoff relative to current conditions and would not have the potential to change pollutant loading relative to current condition; accordingly there is no potential to affect salmon in Johns Creek.

... Species protected under the Endangered Species Act under U.S. Fish and Wildlife Service jurisdiction are identified at <http://www.fws.gov/wafwo/speciesmap/King082610.pdf> and include Coastal-Puget Sound bull trout, Canada lynx, gray wolf, grizzly bear, marbled murrelet, and northern spotted owl. The distribution of bull trout is identified at <http://www.streamnet.org>. ... A query of the Washington Department of Fish and Wildlife's Priority Habitats and Species database further showed that none of the named species, nor any designated or proposed critical habitat for the named species, occurs within the area of the project and its effects.

~ Hillcrest Terrace Laundry and Resident Community Building Environmental Assessment, letter of no effect (ICF 2011)

Regarding the Cedar River basin, listed fish species present in the Cedar River include Chinook salmon and winter steelhead. Bulltrout are not found in the lower watershed.² Based on a review of the



Sources: I-405, SR 169 to I-90, Renton to Bellevue Project Environmental Assessment, March 2006; BERK Consulting 2016

¹ Tabor, R.A. et al. 2006. Nearshore Habitat Use by Juvenile Chinook Salmon in Lentic Systems of the Lake Washington Basin. Lacey, WA: U.S. Fish and Wildlife Service.

² Herrera Environmental Consultants et al. June 30, 2016. Draft Cedar River Corridor Existing Conditions Characterization Report. Prepared for: King County Department of Natural Resources and Parks. Seattle, WA.

Washington Department of Fish and Wildlife's Priority Habitats and Species database no listed species or critical habitat is shown on Cole Manor or abutting properties. Southeast of Cole Manor, there is aquatic habitat in the form of a pond, but no federal or state listed species are identified at that location.

The capital and operating subsidy projects considered in 2016 for Hillcrest Terrace, Evergreen Terrace, and Cole Manor are not anticipated to result in increased runoff beyond current conditions and would not have the potential to change pollutant loading relative to current conditions due to: application of surface water and aquifer protection standards in the Renton Municipal Code, no net increase in impervious area, and no new impervious surfaces accessible to vehicular traffic. Therefore no effect to listed fish species is anticipated.

- Hillcrest Terrace site includes a new 240 square foot solid waste enclosure (net increase of around 159 square feet of impervious area). ADA ramps would also be added to the property, and depending on location and site requirements may be pervious or impervious. None of the new impervious surface is accessible to vehicular traffic and thus it is not pollutant-generating. Sidewalk replacements would be pervious and offset any other impervious areas added.
- Evergreen Terrace would include ADA improvements such as ramps that may increase impervious area, while sidewalk replacements would be pervious offsetting any added impervious area. Again, in all cases, the surfaces are non-pollutant generating surfaces.
- Cole Manor would include ADA improvements including access ramps and a solid waste enclosure with an improved ramp that would increase impervious area. Sidewalk replacements would be pervious offsetting any added impervious area. In all cases, the surfaces are non-pollutant generating surfaces.

For all three sites, given that existing sidewalks would be changed to pervious when replaced, there would be an offset of any minor added impervious surfaces in limited areas (e.g. ramps to/from solid waste enclosures or floor of solid waste enclosures).

All improvements would be subject to the City's aquifer protection and surface water design manual as appropriate, and are in locations served by public water, sewer, and storm drainage systems (See RMC 4-3-050 and RMC 4-6-030). No streams, riparian areas, or wetlands or their buffers would be altered. No tree removal is proposed at this time; however, any landscaping modifications would comply with the City of Renton's land clearing and tree cutting regulations and landscaping standards (see RMC 4-4-070 and 4-4-130) which include tree protection and replanting as well as shrub and groundcover standards.

Explosive and Flammable Operations

24CFR Part 58

General requirements	Legislation	Regulation
Establish safety standards that can be used as a basis for calculating acceptable separation distances for assisted projects.	Sec.2 Housing and Urban Development Act of 1969 (42 U.S.C. 1441 (a))	24 CFR Part 51 Subpart C

1. Does the project include development, construction, rehabilitation or modernization or conversion? (For modernization and rehabilitation projects, does the work increase residential densities, convert a building for habitation, or make a vacant building habitable?)

- No: STOP here. The project is not subject to 24 CFR Part 51 C. Record your determination in your Environmental Review Record (ERR).
- Yes: PROCEED to #2

2. Are there aboveground storage tanks within 1 mile of the project site more than 100 gallons in size? Are there plans to install such aboveground storage tanks within 1 mile of the project site? (HUD's stated position is that 24 CFR Part 51 C does not apply to storage tanks ancillary to the operation of the assisted 1-4 family residence, for example the home heating or power source. It does apply to all other tanks, including tanks for neighboring 1-4 family residences.)

Maintain documentation supporting your determination in your ERR. Documentation could include a finding by a qualified data source (i.e. Fire Marshall etc...), copies of pictures, maps, and/or internet data.

TIP: You do not have to consider all tanks at all sizes within 1 mile of your project. Screen further by determining the Acceptable Separation Distance for specific tank sizes and using that information to narrow your search. For instance, the maximum ASD for a 100 gallon tank is 115 feet. You do not need to map 100 gallon tanks farther than 115 feet from your project site. Find the list of ASDs by tank size in Appendix C here: <https://www.hudexchange.info/resources/documents/Acceptable-Separation-Distance-Guidebook-Appendix-C.pdf>

- No: STOP here. The project is not subject to 24 CFR Part 51 C. Record your determination that there are no storage tanks within one mile of the project site in your ERR. **See EDR reports available with Environmental Review Record.**
- Yes: PROCEED to #3

3. Is the Separation Distance from the project acceptable based on standards in 24 CFR 51 C?

Use the online tool to calculate ASD: <https://www.hudexchange.info/environmental-review/asd-calculator/> or use the HUD guidebook, "Acceptable Separation Distance Guidebook which is available at: <https://www.hudexchange.info/resource/2762/acceptable-separation-distance-guidebook/>

- Yes: STOP here. Include maps and your separation distance calculations in your ERR.
- No: PROCEED to #4

4. With mitigation, can the Separation Distance become acceptable?

- No: PROJECT IS NOT ACCEPTABLE-DO NOT FUND
- Yes: STOP here. Maintain documentation supporting your determination in your ERR. Documentation could include a finding by a qualified data source (i.e., Fire Marshall etc.), copies of pictures, maps, technical calculations and information describing the mitigation measures taken.

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Farmland Protection

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
The Farmland Protection Policy Act 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 new construction, acquisition of undeveloped land or change in use of land or property.

Yes: PROCEED to #2

No: STOP here. The Farmland Protection Policy Act does not apply. Record your determination **All sites consist of already-developed multi-family residential properties.**

Maintain, in your ERR, a determination that the project does not include new construction, acquisition of undeveloped land or change in use of a property

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land used for water storage or already in or committed urban development (this includes land with a density of 30 structures per 40 acre area. It also includes lands identified as “urbanized area” (UA) on the Census Bureau Map, or as urban area mapped with a “tint overprint” on the USGS topographical maps, or as “urban built-up” on the USDA Important Farmland Maps. Please note that land “zoned” for development, i.e. non-agricultural use, does not exempt a project from compliance with the FPPA).

Yes: STOP here. The Farmland Protection Policy Act does not apply. Record your determination

Maintain, in your ERR, documentation to evidence the project meets one of the exemptions. If the project is already in urban development provide a map as described above with your site marked or documentation from another credible source.

No: PROCEED to #3

3. Does “important farmland” regulated under the Farmland Protection Policy Act occur on the project site? This includes prime farmland, unique farmland and/or land of statewide or local importance

You may use the links below to determine if important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center
<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> for assistance

No: STOP here. The project does not convert farmland to nonagricultural purposes. Record your determination on the Statutory Worksheet and attach documentation used to make your determination

Yes: PROCEED to #4

4. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

Complete form [AD-1006, “Farmland Conversion Impact Rating”](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist. Work with NRCS to minimize the impact of the project on the protected farmland.

Return a copy of Form 1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination once you have finished the analysis.

Record your determination on the Statutory Worksheet and attach documentation used to make your determination. Include any mitigation required in the review.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement, and the Farmland Protection Legislation and Regulations take precedence over any information found in this document.

Floodplain Management

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Avoid the adverse impacts associated with the occupancy and modification of floodplains. Avoid floodplain development whenever there are practicable alternatives.	Executive Order 11988, May 24 1977	24 CFR Part 55

1. Is the Project located in a floodway or a 100 or 500-year flood plain?

For projects in areas mapped by FEMA, maintain the FEMA map panel that includes your project site. Make sure to include the map panel number and date. If FEMA information is unavailable or insufficiently detailed, other Federal, state, tribal or local data may be used as 'best available information.' However, a base flood elevation from an interim or preliminary or non-FEMA source cannot be used if it is lower than the current FIRM and FIS. Include documentation, including a discussion of why this is the best available information for the site.

- No: STOP here. The Floodplain Management regulations do not apply. Record your determination that the project is not in a floodplain or floodway.
- Yes—Floodway. **STOP. The National Flood Insurance Program prohibits federal financial assistance for use in a floodway.** The only exception is for functionally dependent uses, such as a marina, a port facility, a waterfront park, a bridge or a dam. If your project is a functionally dependent use in a floodway, proceed to #3
- Yes—500-year flood plain (Zone B or X on FEMA maps or best information). **PROCEED to #2 Cedar River Terrace only.**
- Yes—100 Year flood plain (Zone A or V on FEMA maps or best information). **PROCEED to #3**
- Yes—Flood prone area. **PROCEED to #3**

2. For projects in the 500-year flood plain: Does your project involve a critical action, defined as an activity for which even a slight chance of flooding would be too great because it might result in loss of life, injury or property damage? Specific examples include:

- Structures or facilities that produce, use or store highly volatile, flammable, explosive, toxic or water-reactive materials.
- Structures or facilities that provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas).
- Structures or facilities that are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g. persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers. Housing for independent living for the elderly is not considered a critical action.

- No: STOP here. The project can proceed without further analysis. Record your determination and attach flood plain map and documentation that project does not involve a critical action. **Dwelling and site maintenance and rehabilitation is proposed on already-developed sites; no critical actions are involved.**
- Yes: PROCEED to #3

3. Does your project meet one of the categories of proposed action for which Part 55 does not apply? (Below are several common exemptions—please see 24 CFR 55.12(c) for additional categories of proposed action)

- The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands but only other certain further conditions (see 24 CFR 55(c)(3)).
- A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain.
- Approval of a project site, an incidental portion of which is situated in an adjacent floodplain, but only with certain further conditions (see 24 CFR 55.12(c)(6)).
- A project on any site in a floodplain for which FEMA has issued a final Letter of Map Amendment or Letter of Map Revision that removed the property from a FEMA-designated floodplain location.
- A project on any site in a floodplain for which FEMA has issued a conditional LOMA or LOMR if the approval is subject to the requirements and conditions of the conditional LOMA or LOMR.
- Special Projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Yes: Stop here. Record your determination that the project is exempt from floodplain management regulations per 24 CFR 55.12(c). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act.

No: Proceed to #4.

4. Does your project meet one of the categories of proposed action for which the 8-step decision making process does not apply? (Below are several common exemptions—please see 24 CFR 55.12(b) for additional categories of proposed action)

- Financial assistance for the purchasing, mortgaging or refinancing of existing one-to-four family properties under certain conditions (24 CFR 55(b)(1))
- Financial assistance for minor repairs or improvements on one-to-four-family properties that do not meet the thresholds for ‘substantial improvement’¹
- Disposition of individual HUD-acquired one-to-four-family properties.
- HUD guarantees under the Loan Guarantee Recovery Fund Program under certain conditions (see 24 CFR 55.12(b)(4)).
- Leasing an existing structure in the floodplain but only under certain conditions (see 24 CFR 55.12(b)(5))

Yes: Stop here. Record your determination that the project is exempt from the 8-step process as per 24 CFR 55.12(b). Maintain copies of all of the documents you have used to make your determination. Please note that you may still have to maintain flood insurance on the project per the Flood Disaster Protection Act. Please also note that notification of floodplain hazard requirements at 24 CFR 55.21 may apply.

No: Proceed to #5.

5. Does your project meet one of the categories of proposed action for which a limited 8-step process applies? (please see 24 CFR 55.12(a) for more details)

- Disposition of acquired multifamily housing projects or acquired one-to-four family properties where communities are in good standing in the NFIP program.
- HUD’s actions under the National Housing Act for purchase or refinance of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, nursing homes, assisted living facilities, board and care facilities, intermediate car facilities and one-to-four family properties in communities in the Regular Program of the NFIP and in good standing, units are not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure and paved areas is not significantly increased.

- Actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures in communities in the Regular Program of the NFIP and in good standing, the action does not meet the thresholds for ‘substantial improvement’¹ and the footprint of the structure is not significantly increased.

Yes: Complete the 5-step decision-making process for floodplains. You do not have to publish the notices in steps 2 or 7 or do an analysis of alternatives in Step 3. Analyze potential direct and indirect impacts (step 4); design or modify to minimize potential impacts (step 5); reevaluate the proposed action to determine if action is still practicable (step 6).

- If still practicable, document your analysis in the file and move forward.
- If not still practicable, either reject or modify project.

No: Proceed to #6.

6. Are there practicable alternatives to locating your project in the floodplain?

HUD strongly discourages use of funds for projects that do not meet an exemption in Part 55.12. Reject the Project Site or Request a Letter of Map Amendment or Revision (LOMA/R) from FEMA. If you decide to consider the project you must determine if there are alternatives by completing the 8-step decision-making process described in 24 CFR Section 55.20. Please note that requesting a LOMA/R or completing the 8 step process take time and resources. The 8-step decision-making process requires two public notice and comment periods.

You must also maintain flood insurance on the project per the Flood Disaster Protection Act.

Yes: Reject or modify project.

No: Document your analysis, including floodplain notices, in your Environmental Review Record. You must notify any private party participating in a financial transaction for the property of the hazards of the floodplain location before the execution of documents completing the transaction. (24 CFR Section 55.21)

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¹ Substantial Improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8))

Environmental Justice

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Address disproportionately high and adverse human health or environmental effects on minority and low-income populations.	Executive Order 12898, February 11, 2004	24 CFR 50.4(l) and 24 CFR 58.5(j).

1. Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to an adverse environmental impact?

This question is designed to determine how the Environmental Justice analysis is reflected in the environmental review as a whole. Your consideration of the other environmental laws and authorities is your supporting documentation for this question. If any other environmental law or authority required mitigation (i.e., 8-step process for locating in a flood plain, waiver of noise requirements), then there is an adverse environmental impact.

No: STOP here. The project does not pose an Environmental Justice concern. **Proposed rehabilitation will improve the quality of the indoor environment for residents (e.g. removal of asbestos containing material), and will also improve access for elderly and disabled residents (e.g. ADA improvements). No adverse environmental impacts are anticipated.**

Yes: PROCEED to #2

2. Will the project have a disproportionate impact on low-income or minority populations?

The following steps will help you make this determination:

- 1) Describe the project.
- 2) Consider historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning).
- 3) Determine the demographic profile of the people using the project and/or living and working in the vicinity of the project. EPA's environmental justice geographic assessment tool provides helpful demographic information: <http://epamap14.epa.gov/ejmap/entry.html>
- 4) Describe the adverse environmental impact you identified in your environmental review. Identify adjacent land uses, paying particular attention to toxic sites, dumps, incinerators, hazardous materials (e.g. asbestos), and other issues with the potential to have adverse human health effects. (This may already have been considered in your review of toxic and hazardous substances.)
- 5) Consider how the adverse environmental impact and any potentially harmful adjacent land uses would impact the people using and/or surrounding the project.
- 6) Consider whether market-rate development exists in the area. If not, would this project succeed as a market-rate project at the proposed site?

No: STOP here. Maintain documentation concerning your determination of no disproportionate impact.

Yes: Consult with HUD environmental staff to develop a mitigation plan. An Environmental Justice mitigation plan must include public outreach, participation and community involvement. The project can not move forward until the EJ issue is mitigated to the satisfaction of HUD or the Responsible Entity and the impacted community.

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Noise Abatement and Control

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Encourage land use patterns for housing and other noise sensitive urban needs that will provide a suitable separation between them and major noise sources	Noise Control Act of 1972 The Quiet Communities Act of 1978 as amended OMB Circular 75-2, “Comparable Land Uses at Federal Airfields”	24 CFR Part 51 Subpart B Noise Guidebook

1. Is the project for new construction, purchase or resale of existing, modernization, or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other non-housing uses where quiet is integral to the project’s function, e.g., libraries)?

No: STOP here. The project is not subject to the noise standards. Maintain documentation on the nature of the project. Record your determination that the project is not subject to the noise standards in your Environmental Review Record (ERR).

Yes: PROCEED to #2 **Modernization of unit interiors and exterior pedestrian paths.**

2. Is the project located within 1,000 feet of a busy road or highway, 3,000 feet of a railroad, or 15 miles of a civil airport or military airfield? Are there any other potential noise sources in the project vicinity that could produce a noise level above HUD’s acceptable range, including but not limited to concert halls, night clubs, event facilities, etc.... ?

No: STOP here. Maintain a map identifying distances from roads, railroads and airports and your project. Record your determination. You do not need to calculate a specific noise level.

Yes: PROCEED to #3 **Evergreen Terrace is within 1,000 feet of SR 900 and Cole Manor is within 1,000 feet of NE 3rd Street. Both are principal arterials.**

3. Determine the actions to take based on the project and HUD Acceptability Standards.

Is the activity for:

Construction of new noise sensitive use. **Calculate noise using HUD standards or online tool:** <https://www.hudexchange.info/environmental-review/dnl-calculator> **PROCEED to 3.a**

Purchase or resale of existing buildings (existing buildings are either more than 1 year old or buildings for which this is the second or subsequent purchaser). Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.b

Modernization. Noise calculation is not required. HUD or RE determines need based on their evaluation of project. Proceed to 3.c **The level of capital investment in relation to the buildings and sites is anticipated to be modernization and not major or substantial rehabilitation.**

Major or substantial rehabilitation¹ (use the definition contained in the specific program guidelines). **Calculate noise using HUD standards or online tool:**

<https://www.hudexchange.info/environmental-review/dnl-calculator> **Proceed to 3.d**

¹ Peavlerstewart, Deborah, HUD Region 10, Wednesday, July 20, 2016, email to Lisa Grueter, BERK Consulting: I am not aware of a definition of either of the terms in the Capital Fund or Operating Subsidy program. Without a specific definition I generally suggest that HUD or the Responsible Entity use the definition in the floodplain regulations that substantial improvement means any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

Noise Abatement and Control

Checklist for HUD or Responsible Entity

HUD General Acceptability Standards	
<i>HUD determination</i>	<i>Day night average sound level in decibels (dB)</i>
Acceptable	Not exceeding 65 dB
Normally Unacceptable	Above 65 dB but not exceeding 75dB

New Construction **Not applicable**

Is the Day-Night average sound level:

- Above 75 dB. **Construction of new noise sensitive uses is generally prohibited**, an EIS is required prior to the approval. The Assistant Secretary or Certifying Officer may waive the EIS requirement in cases where noise is the only environmental issue and no outdoor sensitive activity will take place on the site. (Under § Part 50 approval is required of the Assistant Secretary for CPD, under § Part 58 the Certifying Officer must provide approval). The project must be mitigated to acceptable standards. Document the ERR with the noise calculation, EIS, EIS waiver if approved, mitigation requirements and when complete, evidence of mitigation..
- Above 65 dB but not exceeding 75 dB. **Construction of new noise sensitive uses is discouraged** – all new projects require special environmental reviews and may require special approvals prior to construction (except when the threshold has been shifted to 70 dB as described below). Information is provided at 51.104 (b)(1). Document ERR include the noise calculation, special review and approval. Document mitigation requirements and when complete, evidence of mitigation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the noise calculation in the ERR

b. Purchase or Resale of Existing Building **Not applicable**

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Consider environmental noise as a marketability factor when considering the amount of insurance or assistance that will be provided to the project? Noise exposure by itself will not result in the denial of HUD support for the resale and purchase of otherwise acceptable existing buildings. Record your determination in the ERR.
- No. Record your determination in the ERR

c. Modernization

Is the Day-Night average sound level above an acceptable level (based on noise calculation or your analysis of the site using maps or a site visit)?

- Yes. Encourage noise attenuation features in alterations. Record your determination in the ERR. Identify how you are encouraging noise attenuation.

Applying the Year 2030 volumes anticipated in the 2011 Sunset Area Community Planned Action NEPA/SEPA EIS (study area includes Evergreen Terrace property), the calculated DNL is 59.1. This is within the HUD determination of acceptable.

Based on City of Renton 2012 roadway volumes on NE 3rd abutting Cole Manor to the south, and a percent of trucks similar to other freight class roads in Renton (average 4%), the DNL is 68.5. This is normally unacceptable, but does not exceed 75db.

Noise Abatement and Control

Checklist for HUD or Responsible Entity

Brick exterior will remain, and the dwelling units and windows are currently oriented away from the road. The siding between the eaves and brick facing will be replaced. Efforts to be taken to incorporate noise attenuation at Cole Manor are to seek the highest STC rated concrete board that meets capital facility needs and resources. Ratings of Hardie board are found here:

<http://www.jameshardie.com/pdf/technical-bulletin-07272007.pdf>. See also [HUD Noise Guidebook](#) and [Sound Transmission Classification Assessment Tool](#).

No. Record your determination in the ERR

d. Major or Substantial Rehabilitation

Is the Day-Night average sound level:

- Above 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure and will strongly encourage conversion of the noise exposed sites to land uses compatible with the high noise levels. Document the ERR include the noise calculation and efforts taken to encourage noise attenuation .
- Above 65 dB but not exceeding 75 dB. HUD or the RE shall actively seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure Document ERR include the noise calculation and efforts taken to encourage noise attenuation.
- Not exceeding 65 dB. (this threshold may be shifted to 70 dB on a case-by-case basis when 6 specific conditions are satisfied as described at Section 51.105(a)). Noise levels are acceptable. Document the ERR with the noise calculation.

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (<https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/>).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="285"/>	<input type="text" value="285"/>	<input type="text" value="285"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="26068"/>	<input type="text" value="399"/>	<input type="text" value="133"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>

Vehicle DNL

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (<https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (<https://www.onecpd.info/resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the Barrier Performance Module (<https://onecpd.info/programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (<https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (<https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/>).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="88"/>	<input type="text" value="88"/>	<input type="text" value="88"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="28224"/>	<input type="text" value="882"/>	<input type="text" value="294"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>

Vehicle DNL

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (<https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (<https://www.onecpd.info/resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the Barrier Performance Module (<https://onecpd.info/programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (<https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Sole Source Aquifers

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Protect 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.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300 et seq., and 21 U.S.C. 349)	40 CFR 149.2

1. Is the project located on a sole source aquifer (SSA) review area which includes the aquifer and streamflow source areas? (Note: There are currently no sole source aquifers in Alaska.)

Maintain, in your ERR, a copy of the latest SSA review area map, marked with your project location.

<http://yosemite.epa.gov/r10/water.nsf/Sole+Source+Aquifers/ssamaps>

Make sure you consider streamflow source areas.

No: STOP here. The Sole Source Aquifer authority does not apply. Record your determination.

Yes: PROCEED to #2

Cole Manor, Golden Pines, and Cedar River Terrace are located in the Aquifer Area or Source Area of the Cedar Valley sole source aquifer. See map in Appendix. No exterior alterations are proposed for Golden Pines or Cedar River Terrace. Cole Manor is addressed in question 5 below.

2. Is the project located in Idaho?

Yes: Follow the 2000 Sole Source Aquifer Memorandum of Understanding between HUD/Idaho Division of Community Development/Idaho Housing and Finance Association and EPA. Record your determination on the Statutory Worksheet.

No: PROCEED to #3

3. Does the project consist of an individual action on a one-to-four unit residential building (including acquisition, disposition, new construction and rehabilitation) that meets all applicable local and state groundwater regulations?

Yes: STOP here. The project is not likely to affect Sole Source Aquifer quality. Record your determination on the Statutory Worksheet.

No: PROCEED to #4

4. Does the project consist of acquisition, disposition or rehabilitation of a multifamily (5 or more dwelling units) residential building, commercial building or public facility that does not increase size or capacity and meets all applicable local and state groundwater regulations?

Yes: STOP here. The project is not likely to affect Sole Source Aquifer quality. Record your determination on the Statutory Worksheet. **The proposal is a combination of rehabilitation of facilities that do not increase sizes of improvements and those that do.**

No: PROCEED to #5

5. Does the project consist of new construction or rehabilitation that increases size or capacity of a multifamily building, commercial building or public facility that meets all applicable local/state ground-water regulations AND is served by public water, sewer and storm drainage systems. (If the project uses well water or a septic system or infiltrates storm-water on site, you must proceed to Step #6.)

Yes: STOP here. The project is not likely to affect Sole Source Aquifer quality. Record your determination on the Statutory Worksheet. **Sizes of residential structures will stay the same. Sizes of public facilities may expand impervious area (e.g. ADA improvements) or replace impervious area (e.g. sidewalks). It is anticipated that sidewalk replacements will be pervious leading to no-net-increase in impervious area. All improvements are subject to the City's aquifer protection regulations, surface water design manual, consist of non-pollutant generating surfaces, and are in locations served by public water, sewer, and storm drainage systems.**

No: PROCEED to #6

6. Submit your project to EPA for review.

Include the following information:

1. Location of Project and name of Sole Source Aquifer.
2. Project description and federal funding source.
3. Is there any increase of impervious surface? If so, what is the area?
4. Describe how storm water is currently treated on the site.
5. How will storm water be treated on this site during construction and after the project is complete?
6. Are there any underground storage tanks present or to be installed? Include details of such tanks.
7. Will there be any liquid or solid waste generated? If so how will it be disposed of?
8. What is the depth of excavation?
9. Are there any wells in the area that may provide direct routes for contaminants to access the aquifer and how close are they to the project?
10. Are there any hazardous waste sites in the project area...especially if the waste site has an underground plume with monitoring wells that may be disturbed? Include details.
11. Are there any deep pilings that may provide access to the aquifer?
12. Are Best Management Practices planned to address any possible risks or concerns?
13. Is there any other information that could be helpful in determining if this project may have an affect on the aquifer?
14. Does this Project include any improvements that may be beneficial to the aquifer, such as improvements to the wastewater treatment plan?

Submit the information to Susan Eastman at eastman.susan@epa.gov , phone number (206) 553-6249, for EPA approval of the project. Please note that EPA may request additional information if impacts to the aquifer are questionable after the information is submitted for review.

EPA approves project: Stop here. The project is not likely to affect Sole Source Aquifer quality. Maintain copies of all of the documents you have used to make your determination and your correspondence with EPA.

EPA objects to project: Continue working with EPA to mitigate issues. You may need to hire a technical consultant or request EPA to conduct an independent review of the proposed project for impacts to ground water quality. If EPA determines that the project continues to pose a significant contaminant hazard to public health, federal financial assistance must be denied.

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Toxic Chemicals and Radioactive Materials

24 CFR Part 58

General requirements	Legislation	Regulation
All property proposed for use in HUD programs must be free of hazardous materials, contamination, toxic chemicals and gasses and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.	Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended by Superfund Amendments and Reauthorization Act	24 CFR 58.5(i)

You are required to consider all hazards that could affect the health and safety of occupants and use current techniques by qualified professionals to undertake investigations determined necessary. This checklist tool is intended as guidance only and does not cover all possible hazards. This document is subject to change. Legislation and Regulations take precedence over any information found in this document.

1. Is the project for acquisition, new construction or rehabilitation of a one-to-four family residential property?

Yes: PROCEED to #3 to determine the likelihood of hazardous conditions existing nearby or on the property which could affect the health and safety of proposed occupants.

No: PROCEED to #2

2. Is the project for multifamily housing with 5 or more dwelling units (including leasing), or non-residential property?

No: PROCEED to #3

Yes: The environmental review **must** include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to assure that the occupants of proposed sites are not adversely affected by hazardous materials, contamination, toxic chemicals and gases, and radioactive substances. **For acquisition and new construction projects, HUD strongly advises that the review include an ASTM Phase 1 assessment or equivalent analysis, including an update if the assessment is over 180 days old, in order to meet real estate transaction standards of due diligence.** If you do obtain a Phase I review, it is suggested that you include consideration of the regulations at 24 CFR Part 58.5(i) as an additional purpose in the subsection on “purpose” in the Phase I. Your review should cover the information in the questions below (if you have a Phase I it will already cover the information below). **PROCEED to #3. Proposal consists or rehabilitation of existing dwelling units and modification of public facility site improvements; no acquisition is proposed.**

3. Is the answer Yes to any of the following questions?

- **Is the property or surrounding neighborhood listed on an EPA Superfund National Priorities, the CERCLA List, or equivalent State list?**

An internet site that may be helpful is www.epa.gov/superfund/sites/npl.

No Yes

- **Is the property located near a toxic or solid-waste landfill site?**

An internet site that may be helpful is <http://www.epa.gov/emefdata/em4ef.home>. Maps, site inspections and documentation from the local planning department may also be useful in making your determination.

No Yes

- **Are there any underground storage tanks (not including residential fuel tanks) on or near the property?**

For projects in Washington State, visit: www.ecy.wa.gov/programs/tcp/ust-lust/tanks.html.

For projects in Oregon, visit: <http://www.deq.state.or.us/lq/tanks/index.htm>

For projects in Idaho, visit <https://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/leaking-underground-storage-tanks.aspx>

For projects in Alaska, visit: <http://www.dec.state.ak.us/spar/ipp/tanks.htm>

Consider past uses of the property when making your determination.

No Yes

- **Is the property known or suspected to be contaminated by toxic chemicals or radioactive materials?**

No Yes

HUD's "Choosing an Environmentally 'Safe' Site" provides guidance in considering potential environmental issues: <https://www.onecpd.info/resource/83/choosing-an-environmentally-safe-site/> In considering the site the guidance suggests that you:

- Make a visual inspection of the site for signs of distressed vegetation, vents or fill pipes, storage/oil tanks or questionable containers, pits, ponds or lagoons, stained soil or pavement, pungent, foul or noxious odors, dumped material or soil, mounds of dirt, rubble, fill etc.
- Research the past uses of the site and obtain a disclosure of past uses from the owner. Certain past and present uses such as the following signal concerns of possible contamination and require a more detailed review: gasoline stations, vehicle repair shops, car dealerships, garages, depots, warehouses, commercial printing facilities, industrial or commercial warehouses, dry cleaners, photo developing laboratories, hospitals, junkyard or landfills, waste treatment, storage disposal, processing or recycling facilities, agricultural/farming operations (including hog and poultry operations) and tanneries.
- Identify adjoining properties in the surrounding area for evidence of any facilities as described above.
- Research Federal, State and local records about possible toxins and hazards at the site.

Yes to any of the above questions: PROCEED to #4 **See Appendix.**

No to all questions: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination on the Statutory Worksheet and maintain appropriate documentation in the ERR.

4. Could nearby toxic, hazardous or radioactive substances affect the health and safety of project occupants or conflict with the intended utilization of the property?

Gather all pertinent information concerning any on-site and nearby toxic hazards. Consider, at a minimum, each of the areas identified in Question 3. Consider if your ASTM Phase 1 or equivalent analysis identifies any Recognized Environmental Conditions (RECs) or conditions that could impact the health or safety of the occupants. If appropriate and/or required, obtain independent professional reviews of the site (e.g., an ASTM Phase 2 or equivalent analysis). Contact appropriate Federal, State and Local resources for assistance in assessing exposure to health hazards.

Yes: PROCEED to #5.

No: The toxic chemicals and radioactive materials review is complete, unless there are other hazards that could affect the health and safety of occupants. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR. **See attachment.**

5. Can the adverse environmental condition be mitigated?

Yes: Mitigate according to the requirements of the appropriate Federal, State or local oversight agency. Record your determination that there are no hazards that could affect the safety of occupants or impact the intended use of the project and maintain appropriate documentation in the ERR. HUD assistance should be conditioned on completion of appropriate mitigation. Deny HUD assistance if, after mitigation, the property is still determined to be unsafe or unhealthy. For more details please refer to HUD's "Choosing an Environmentally 'Safe' Site."

No: Do not provide HUD assistance for the project at this site.

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Worksheet Appendix: Review Summary, Landau Associates

July 6, 2016

Amy Maule, Senior Staff Scientist, Landau Associates

Hillcrest

No *recognized environmental conditions* or potential environmental concerns were identified for the Hillcrest property. Drycleaners, automotive service stations and gasoline stations have historically operated within ¼ mile of the subject property, but these sites are likely hydraulically downgradient and not immediately adjacent to Hillcrest, so pose a low risk of environmental contamination.

Evergreen Terrace

No *recognized environmental conditions* or potential environmental concerns were identified for the Evergreen Terrace property. Drycleaners, automotive service stations and gasoline stations have historically operated within ¼ mile of the subject property, but these sites are likely hydraulically downgradient and not immediately adjacent to Evergreen Terrace, so pose a low risk of environmental contamination.

Cole Manor

No *recognized environmental conditions* were identified for the Cole Manor property; however, two potential environmental concerns were identified:

- ARCO AM-PM, 2900 NE Third St. Approximately 120 ft east/potentially hydraulically upgradient. No releases have been reported at this property; however, the presence of a gasoline station hydraulically upgradient of the subject property is considered a potential environmental concern.
- Renton Highlands Landfill, NE 3rd St. & NE 4th St. Approximately 500 ft east/potentially hydraulically upgradient. This site is awaiting cleanup of suspected conventional organic and inorganic contamination of soil. Soil contamination generally presents a low risk to nearby sites; however, given the regulatory status and location hydraulically upgradient of the subject property, this site is considered a potential environmental concern.

Recommendations

This review found no evidence of known or suspected contamination at any of the three properties. Therefore, no additional investigation is warranted based on the project as defined, and the information reviewed. However, if evidence of potential contamination is identified during project planning or execution, procedures should be implemented for sampling and analysis to evaluate the suspect material and provide for appropriate handling and disposal of the material to ensure protection of human health and the environment.

Wild and Scenic Rivers

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Establishes a method for providing Federal protection for certain free-flowing and scenic rivers designated as components or potential components of the National Wild and Scenic Rivers System from the effects of construction.	The Wild and Scenic Rivers Act (Pub L. 90-542 as amended: 16 U.S.C. 1271-1287)	24 CFR 58.5(f) 24 CFR 50.4(f)

1. Is your project within proximity of a Wild and Scenic River?

You must consider **Designated Wild and Scenic Rivers** (<http://www.rivers.gov/map.php>); **Study Wild and Scenic Rivers** (<http://www.rivers.gov/study.php>) and rivers on the **Nationwide Rivers Inventory** (<http://www.nps.gov/ncrc/programs/rtca/nri/>)

- No: STOP here. Project is in compliance with this section. Attach documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region.
- Yes: the project is in proximity of a Designation Wild and Scenic River or Study Wild and Scenic River. PROCEED to #2
- Yes: the project is in proximity of Nationwide Rivers Inventory (NRI) river. PROCEED to #3

2. Is your project a Water Resources project?

A Water Resources Project is a federally assisted project that could affect the free-flowing condition of a Wild and Scenic River. Examples include dams, water diversion projects, bridges, roadway construction, boat ramps, and activities that require a Section 404 permit from the Army Corps of Engineers. New construction that could increase storm water runoff should also be considered.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #3.

3. Could the project do any of the following:

- **Have a direct and adverse effect within Wild and Scenic River Boundaries**
- **Invade the area or unreasonably diminish the river outside the Wild and Scenic River Boundaries?**
- **Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment?**

For designated and study wild and scenic rivers, consult with the appropriate federal/state/local/tribal Managing Agency, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect. For NRI rivers, consult with the National Park Service pursuant to Section 5 of the Act to determine if your project will have an adverse effect.

- No: STOP here. Project is in compliance with this section. Please attach all necessary supporting documentation.
- Yes: PROCEED to #4

4. Can you mitigate the impact to the river?

- Yes. Attach mitigation plan. Require mitigation as part of grant agreement and other contracts. Monitor project to ensure mitigation followed-through.
- No. Cancel project at this location.

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