

ENVIRONMENTAL ASSESSMENT

Determinations and Compliance Findings for HUD-Assisted Projects

24 CFR Part 58

Responsible Entity: New Jersey Department of Community Affairs, Richard Constable III, Commissioner

Applicant Name: _____ (First) _____ (Last)

-or- Woodlands Residential, LLC. (Business/Corporate Name)

Project Location: 257, 261, 263, 265, 267, 269, 271 Woodland Ave (Street Address)

East Orange (Municipality) Essex (County) NJ (State) 07017

<u>620</u> (Block)	<u>1.05</u> (Lot)
<u>620</u> (Block)	<u>1.06</u> (Lot)
<u>620</u> (Block)	<u>1.07</u> (Lot)
<u>620</u> (Block)	<u>1.08</u> (Lot)
<u>620</u> (Block)	<u>1.09</u> (Lot)
<u>620</u> (Block)	<u>1.10</u> (Lot)
<u>620</u> (Block)	<u>1.11</u> (Lot)

Conditions for Approval [40 CFR 1505.2(c)]: (List all mitigation and project modification measures required by the Responsible Entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as required. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.)

FINDING:

- Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27]**
(The project will not result in a significant impact on the quality of the human environment.)
- Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]**
(The project may significantly affect the quality of the human environment.)

CERTIFICATIONS:

Laura Sliker, Louis Berger Group  3/21/2014
Preparer Name and Agency Preparer Signature Preparer Completion Date

RE Certifying Officer Name RE Certifying Officer Signature RE CO Signature Date

Funding Information:

Grant Number	HUD Program	Funding Amount
B-13-DS-34-0001	NEP	\$1,327,848

Estimated Total HUD Funded Amount: \$1,327,848

Estimated Total Project Cost [24 CFR 58.32(d)]: (HUD and non-HUD funds): \$2,377,848

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

The purpose of the proposed project is to create 7 new affordable for-sale housing units in East Orange, Essex County NJ. The homes will be marketed towards households affected by Superstorm Sandy.

Description of the Proposed Project [24 CFR 50.12 & 58.32, 40 CFR 1508.25]: (Include all contemplated actions that are logically either geographically or functionally a composite part of the project, regardless of the source of funding. As appropriate, attach maps, site plans, renderings, photographs, budgets, and other descriptive information.)

The applicant proposes to construct seven new townhomes in the Woodlands at Upsala neighborhood. Each unit will be 1,723 sq. feet in size, with 3 bedrooms and an attached 1-car garage. The homes are to be sold to households with incomes between 50% area median income (AMI) and 80% AMI.

Existing Conditions and Trends [24 CFR 58.40(a)]: (Describe the existing conditions of the project area and its surroundings, and the trends likely to continue in the absence of the project.)

This project is located in the Woodlands at Upsala neighborhood. This neighborhood is a redevelopment project of the former Upsala College campus. The proposed project is by the same developer as the adjacent homes, and can be considered an infill project. Proposed units conform to the look and feel of the surrounding neighborhood and the project is consistent with the Economic Development Element of the City of East Orange Master Plan (2006).

PART I: STATUTORY CHECKLIST [24 CFR 50.4, 24 CFR 58.5]

DIRECTIONS – For each authority, check either Box “A” or “B” under “Status.”

“A box” The project is in compliance, either because: (1) the nature of the project does not implicate the authority under consideration, or (2) supporting information documents that project compliance has been achieved. In either case, information must be provided as to WHY the authority is not implicated, or HOW compliance is met; OR

“B box” The project requires an additional compliance step or action, including, but not limited to, consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

IMPORTANT: Compliance documentation consists of verifiable source documents and/or relevant base data. Appropriate documentation must be provided for each law or authority. Documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and studies that are not otherwise generally available for public review shall be included in the ERR. Refer to HUD guidance for more information.

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & 58.5	STATUS A B		Compliance Documentation
<p>1. Air Quality [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]</p>	A		<p>The proposed project is located in Essex County with the following air quality status: Nonattainment for ozone (1997 and 2008), Maintenance for CO, and Maintenance for PM2.5 (1997 and 2006 standards).</p> <p>See <i>0705_620_1.05-1.11_AirQualityMap.pdf</i> Source: http://www.epa.gov/airquality/greenbk/</p> <p>The NJDEP Division of Air Quality has issued a Memorandum stating that the activities under the CDBG-DR Program are below the Federal General Conformity regulation’s de minimis thresholds and are presumed to conform to the SIP. See <i>AirQuality_GenConf_Memo_1-23-14.pdf</i> (in Supporting Documentation folder).</p>
<p>2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]</p>	A		<p>The proposed project is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p> <p>See <i>0705_620_1.05-1.11_AirportHazardsMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p> <p>Newark Airport clear zone is located approximately 5.07 miles from the site. Atlantic City Airport is located approximately 92.51 miles from the site. Lakehurst NAEC is located approximately 49.23 miles from the site.</p>

<p>3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]</p>	<p>A</p>	<p>The proposed project is not located within the coastal zone.</p> <p>See <i>0705_620_1.05-1.11_CoastalZoneManagementActMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>4. Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p>A</p>	<p>During desktop review, the parcel was found to be within the 3,000 ft. radius of the following “threatening” sites on the map.</p> <ul style="list-style-type: none"> • East Orange City DPW Central Garage #43278 • Amoco Service Station #64332 • Westinghouse Electric Corp Lam Div #9173 • Cutting Edge Casting @ 5 Lawrence St Ind PK #9177 • East Orange City Bd of Ed Hart Middle School #48635 <p>The sites were cleared and are no longer considered a threat (see email correspondence with William Lindner, NJDEP from 2/18/2014 and associated spreadsheet in supporting Documentation folder.) The parcel may be within the 3,000 foot radius of additional Hazardous Waste cleanup sites, Landfills, solid waste cleanup sites or Hazardous Waste facilities that handle hazardous materials or toxic substances, however, all sites that were determined by NJDEP to be “non-threatening” to the potential HUD project are not depicted on the map.</p> <p>See <i>0705_620_1.05-1.11_ToxicHazardousandRadioactiveSubstancesMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>5. Endangered Species [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<p>A</p>	<p>No Effect determination: There are no state or federally listed species identified at the site of the proposed project.</p> <p>See <i>0705_620_1.05-1.11_EndangeredSpeciesMap.pdf</i> and <i>NEP0222_LandscapeProjectMap.pdf</i> Source: February 18, 2014 Letter from NJDEP, Natural Heritage Program (in Supporting Documentation folder), NJDEP HUD Environmental Review GIS Tool 2.1 and NJDEP Landscape Project Database 2012.</p>
<p>6. Environmental Justice [Executive Order 12898]</p>	<p>A</p>	<p>While the project area has a high minority population (Black), the minority and income levels are no greater than that of the City of East Orange and/or the County of Essex as a whole. The project is residential in nature and is not expected to raise environmental justice concerns.</p> <p>See: <i>EJ Checklist</i> in Supporting Documentation folder Sources: ESRI Community Analyst, US Census Bureau 2010, EPA EJView.</p>

<p>7. Explosive and Flammable Operations [24 CFR 51C]</p>		<p>The site of the proposed project is located within the immediate vicinity (1 mile) of six hazardous industrial operations handling fuel or chemicals of an explosive or flammable nature. The type and scale of such hazardous operations was determined through site reconnaissance. The distance of such operations from the project site and a preliminary calculation of the acceptable separation distance (ASD) between such operations and the project site have been calculated (see attached documentation) using the Acceptable Separation Distance Electronic Assessment Tool.</p> <p>B</p> <p>One AST (15,000-gallon diesel tank) was found to be located at a distance less than the ASD from the project site. THIS PROJECT WILL NOT BE ELIGIBLE TO MOVE FORWARD UNLESS THE AST ISSUE IS MITIGATED. A licensed professional engineer should evaluate the tank, intervening development, and local topography to determine if it would sufficiently mitigate the hazard posed by the tank. See approval conditions below.</p> <p>See further description and documentation in AST folder in Supporting Documentation, AST maps <i>0705_620_1.05-1.11_AST1Map-AST6Map.pdf</i>, AST photos <i>0705_620_1.05-1.11_EA_AST1-7.pdf</i>, and NJDEP site reconnaissance reports <i>NEP0222_CountyConcrete_ReconReport_NEP_TO2009.pdf</i>, <i>NEP0222_EastOrangeDPW_ReconReport_NEP_TO2009.pdf</i>, and <i>NEP0222_PiersonJames_ReconReport_NEP_TO2009.pdf</i></p>
<p>8. Farmland Protection [Farmland Protection Policy Act of 1981, particularly sections 1504(b) & 1541; 7 CFR 658]</p>	<p>A</p>	<p>The proposed project is not located on a prime or unique farmland or farmland of statewide importance.</p> <p>See <i>NEP0222_FarmlandProtectionMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>9. Floodplain Management [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<p>A</p>	<p>The proposed project is not located within the Special Flood Hazard Area.</p> <p>See <i>NEP0222_FloodplainMgmtandFloodInsuranceMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>10. Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]</p>	<p>A</p>	<p>The NJ SHPO has concurred that there are no historic properties affected within the proposed project's area of potential effects.</p> <p>See <i>NEP0222_SHPO_NEP_TO2006.pdf</i> in Supporting Documentation folder and <i>0705_620_1.05-1.11_HistoricPreservationExemptionZoneMap.pdf</i></p>

<p>11. Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]</p>	<p>A</p>	<p>The noise screening analysis shows the 65 DNL criterion for acceptable noise would not be exceeded at the project sites. Therefore, no significant impacts would occur and no mitigation is required.</p> <p>See noise calculations and map in Supporting Documentation folder, <i>NEP0222_NoiseAbatementandControl_NEP_TO2009.pdf</i></p>
<p>12. Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]</p>	<p>A</p>	<p>The proposed project is not located upon a Sole Source Aquifer.</p> <p>See <i>NEP0222_SoleSourceAquiferMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>13. Wetlands Protection [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]</p>	<p>A</p>	<p>Wetlands are not on or in the vicinity of the proposed project.</p> <p>See <i>NEP0222_WetlandsProtectionMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>
<p>14. Wild and Scenic Rivers [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]</p>	<p>A</p>	<p>The proposed project is not located within one mile of a listed wild and scenic river.</p> <p>See <i>NEP0222_WildandScenicRiversMap.pdf</i> Source: NJDEP HUD Environmental Review GIS Tool 2.1</p>

PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST

[24 CFR 58.40; 40 CFR 1508.8 & 1508.27]

For each impact category, evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers, and page references. Attach additional material as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes:

- (1) no impact anticipated
- (2) potentially beneficial
- (3) potentially adverse- requires documentation
- (4) requires mitigation
- (5) significant/potentially significant adverse impact requiring avoidance or modification which may require an Environmental Impact Statement

Impact Categories	Impact Code	Impact Evaluation, Source Documentation and Mitigation or Modification Required
Land Development		
Conformance with Comprehensive and Neighborhood Plans	1	Redevelopment of the site of former Upsala College is consistent with the Economic Development Element of the City of East Orange Master Plan. <i>Source: City of East Orange Master Plan (2006)</i>
Land Use Compatibility and Conformance with Zoning	1	The location of the proposed project is the former site of Upsala College, presently zoned specifically for "Upsala Redevelopment". The project is proposed by the same developer as the adjacent homes. <i>Source: City of East Orange Zoning office and project application</i>
Urban Design- Visual Quality and Scale	1	The project is infill by the same developer as the surrounding community. Site plans indicate that the homes will be consistent with the surrounding homes. <i>Source: project application and http://www.woodlandsatupsala.com/</i>
Slope	1	The project site consists of flat, vacant lots. Previous environmental documents indicate that the entire 20 acre property gently slopes from east to west. <i>Source: project application and Preliminary Assessment Former Upsala College (2004)</i>
Erosion	1	The site will be developed according to local ordinances and should employ best management practices to reduce erosion. <i>Source: project application and site reconnaissance</i>

Soil Suitability	1	<p>Previous environmental studies indicate that the soil is classified as Urban Land, is not hydric and depth to bedrock is usually greater than 10 inches. Individual evaluations of each site should be conducted as necessary.</p> <p><i>Source: project application and Preliminary Assessment Former Upsala College (2004)</i></p>
Hazards and Nuisances, Including Site Safety	1	<p>No natural hazards, man-made site hazards or nuisances exist at the proposed project site.</p> <p><i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance, site reconnaissance</i></p>
Drainage/Storm Water Runoff	1	<p>The site is located in a planned, urban community and will need to be consistent with surrounding stormwater infrastructure.</p> <p><i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance</i></p>
Noise- Effects of Ambient Noise on Project & Contribution to Community Noise Levels	1	<p>A noise analysis was conducted and found that the 65 DNL criterion for acceptable noise would not be exceeded at the project sites. Therefore, no significant impacts would occur and no mitigation is required.</p> <p><i>Source: Part I Statutory Checklist, HUD Noise Guidebook</i></p>
Energy Consumption	1	<p>According to the project applicant, the units will contain energy efficient appliances.</p> <p><i>Source: email Joe Alpert, (applicant) 3/13/14</i></p>
Socioeconomic Factors		
Demographic Character Changes	1	<p>While the project area has a high minority population (Black), the minority and income levels are no greater than that of the City of East Orange and/or the County of Essex as a whole. The project is residential in nature and is not expected to raise environmental justice concerns. The homes are to be sold to households with incomes between 50% AMI and 80% AMI. It is not expected that the proposed project would alter the demographic of the area.</p> <p><i>Sources: ESRI Community Analyst, US Census Bureau 2010, EPA EJView.</i></p>
Displacement	1	<p>No residential or commercial displacements will occur as a result of the proposed project, it will be built upon vacant lots.</p> <p><i>Source: project application</i></p>
Employment and Income Patterns	1	<p>This residential project will not create new employment opportunities in the area. Seven townhomes could potentially add up to 14 adults to the community seeking jobs.</p> <p><i>Source: project application</i></p>
Community Facilities and Services		
Educational Facilities	1	<p>The proposed project adds 7 new townhomes to the community which is not expected to strain the existing school systems.</p> <p><i>Source: project application</i></p>

Commercial Facilities	1	The proposed project is located less than one mile from a neighborhood shopping site: Brick Church Shopping Mall on Main Street. The #94 NJ Transit buses run between the project site and this shopping center. <i>Source: Google Maps</i>
Health Care	1	East Orange General Hospital is located 2 miles from the project site. The medical center offers both emergency and outpatient care. <i>Source: Google Maps</i>
Social Services	1	The Division of Senior Services located at 90 Halstead Street offers classes and other services to seniors. Several day care centers for children are located near the project site, such as Buzzing Bees Learning Center at 122 Brighton Ave. <i>Source: Google Maps, City of East Orange (website)</i>
Solid Waste Disposal/Recycling	1	Garbage collection, composting and recycling will be handled by the City of East Orange. <i>Source: email Joe Alpert, (applicant) 3/13/14</i>
Waste Water/Sanitary Sewers	1	The units will be serviced by public sewer. <i>Source: email Joe Alpert, (applicant) 3/13/14</i>
Water Supply	1	The units will be served by municipal water. <i>Source: email Joe Alpert, (applicant) 3/13/14</i>
Public Safety: • Police	1	The East Orange Police Department is located 1.7 miles from the project site at 15 S Munn Ave. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance. Driving distances measured using Google Maps.</i>
• Fire	1	The East Orange Fire Department is located 1 mile from the project site, at 468 Main Street. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance. Driving distances measured using Google Maps.</i>
• Emergency Medical	1	East Orange General Hospital is located 2 miles from the project site. The medical center offers both emergency and outpatient care. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance. Driving distances measured using Google Maps.</i>
Parks, Open Space & Recreation: • Open Space	1	Several parks consisting of both passive and active open space are near the project site. Soverel Park is located 0.5 miles from the project site. Watsessing Park is located 1.1 miles and Oval Park is located 1.4 miles from the project site. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance. Driving distances measured using Google Maps.</i>

• Recreation	1	In addition to passive and active recreation opportunities provided at the above-listed parks, the Department of Recreation & Cultural Affairs Recreation Center is located 1 Greenwood Ave, which is 1.7 miles from the project site and offers a variety of workshops and events for residents of East Orange. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance. City of East Orange.</i>
• Cultural Facilities	1	The Franklin Branch of the City library and the Jersey Explorer Children’s Museum are located at 192 Dodd Street, which is ½ mile from the project site. The Historical Society of East Orange is located at 11 Monroe Ave. The Raameshwar Mandir Cultural Center is located at 43 Hoffman Blvd. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance.</i>
Transportation & Accessibility	1	NJ Transit bus stops are located along Prospect Street, a short walk from the project site. <i>Source: OneCPD Resource Exchange: Environmental Assessment Factors Guidance.</i>
Natural Features		
Water Resources	1	The proposed project is not located within the coastal zone as defined by the State's Coastal Zone Management Act (CAFRA). The project is not located in a special flood hazard area. <i>Source: Part I Statutory Checklist; NJDEP HUD Environmental Review GIS Tool 2.1</i>
Surface Water	1	According to previous environmental studies, the closest surface waterway is the Watsessing Brook located approximately 1000 feet to the northwest of the site. <i>Source: Preliminary Assessment Former Upsala College (2004) and project application</i>
Unique Natural Features & Agricultural Lands	1	The proposed project is not located upon agricultural land. <i>Source: Part I Statutory Checklist; NJDEP HUD Environmental Review GIS Tool 2.1</i>
Vegetation and Wildlife	1	There were no state or federally listed species identified in the immediate vicinity of the project area during desktop review. <i>Source: Part I Statutory Checklist; NJDEP HUD Environmental Review GIS Tool 2.1</i>

PART III: 58.6 CHECKLIST [24 CFR 50.4, 24 CFR 58.6]

1. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES NOTIFICATION [24 CFR Part 51.303(a)(3)]

Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

No. Cite or attach Source Documentation: NJDEP HUD Environmental Review GIS Tool 2.1
(See 0705 620 1.05-1.11 AirportHazardsMap.pdf)

[Project complies with 24 CFR 51.303(a)(3).]

Yes. Notice must be provided to the buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information, and a copy of the signed notice must be maintained in the ERR.

2. COASTAL BARRIERS RESOURCES ACT [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)] Is the project located in a coastal barrier resource area?

No. Cite or attach Source Documentation: Coastal Barrier Resources System (CBRS), USFWS, 2010.
(See 0705 620 1.05-1.11 CoastalBarrierResourcesAct.pdf)

[Proceed with project.]

Yes. Federal assistance may not be used in such an area.

3. FLOOD DISASTER PROTECTION ACT [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 (42 USC 4001-4128 and 42 USC 5154a)]

Does the project involve acquisition, construction, or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area (SFHA)?

No. Cite or attach Source Documentation: NJDEP HUD Environmental Review GIS Tool 2.1
(See 0705 620 1.05-1.11 FloodplainMgmtandFloodInsuranceMap.pdf)

[Proceed with project.]

Yes. Cite or attach Source Documentation: _____
Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

Yes. Flood Insurance under the National Flood Insurance Program must be obtained. If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to the maximum allowable coverage, whichever is less). A copy of the flood insurance policy declaration must be kept on file in the ERR.

No. Federal assistance may not be used in the Special Flood Hazard Area.

Summary of Findings and Conclusions

Additional Studies Performed: (List the reports, studies, or analyses performed for this assessment, and attach studies or summaries.)

Field Inspection (Date and completed by): William J. Oakes III and Nevin Diehl, February 19, 2014.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]: (List sources, agencies and persons consulted for this assessment.)

City of East Orange Zoning Office: Carolyn Whitehead 973-266-5449 (to confirm zoning)

Lists of Permits Required: None determined at this time. Local permits may be required.

Public Outreach [24 CFR 50.23 & 58.43]:

A combined Public Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds will be published in both English and Spanish in the sources as directed.

Cumulative Impact Analysis [24 CFR 58.32]:

Since the project involves infill of an existing neighborhood by the same developer, the cumulative impact is not expected to be adverse. The project will use municipal sewer and water and will tie into existing stormwater and transportation infrastructure.

Project Alternatives Considered [24 CFR 58.40(e), 40 CFR 1508.9]: (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment for each alternative and the reasons for rejecting it.)

Other than the no-action alternative, no other project alternatives were considered.

No Action Alternative [24 CFR 58.40(e)]:

Under the no action alternative, homes would not be constructed and the lots would remain undeveloped.

Summary Statement of Findings and Conclusions:

The proposed project has been reviewed and it is the finding of this environmental assessment that upon compliance with the regulations at 24 CFR 51C; regarding the siting of HUD assisted projects near hazardous operations (see mitigation below) the federal action of releasing funding to aid this project will not have a significant impact on the quality of the human environment.

Required Mitigation and Project Modification Measures: [24 CFR 58.40(d), 40 CFR 1505.2(c), 40 CFR

1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

One AST was found to be located at a distance less than the ASD from the project site. THIS PROJECT WILL NOT BE ELIGIBLE TO MOVE FORWARD THE AST ISSUES MENTIONED ARE MITIGATED.