**Environmental Review for Activity/Project that is**

**Categorically Excluded Subject to Section 50.4**

**Pursuant to 24 CFR Part 50.20(a)**

# Project Information

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| **Project Name:** | Verandas-Apartment-Homes |

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| **HEROS Number:** | 900000010023647 |

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| **Applicant / Grant Recipient:** | Legacy Partners Verandas LP |

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| **Point of Contact:**  | Steven Juskowicz |

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| **HUD Preparer:** | ST Belding |

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| **Consultant (if applicable):** |  |

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| **Point of Contact:**  |  |

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| **Project Location:** | 200 North Grand Avenue, West Covina, CA 91791 |

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| **Additional Location Information:** |
| LOCATION INFORMATION may be briefly described as: The nearby vicinity of the Subject property is composed of a mixture of residential, commercial, special use / special purpose properties, some vacant land and lots, coupled with some occasional industrial-oriented land uses. MORE SPECIFIC LOCATION INFO AND SURROUNDING LAND USES: The existing environment on and around the project includes the fact that the project location is located along the East side of North Grand Avenue in the Northern part of town. The location is generally a well-established, mixed-use residential and commercial neighborhood district. Commercial development is present along North Grand Avenue. Access to the project is off of North Grand Avenue on a shared-access easement. Adjacent to the project on the South side is a Denny's Restaurant, Grand Creek Plaza shopping center with 16 stores and restaurants (under renovation with some stores closed), and Villa Del Vista Senior Apartments. On the North side of the project site is the Walnut Creek drainage canal. To the East is single-family residential. To the West is North Grand Avenue followed by an ARCO gas station, a 76 gas station, and a stormwater retention pond. The project is susceptible to some traffic-related noise which is, or may be, a potential concern. A significant noise source in West Covina is the San Bernardino Freeway (Interstate 10), located about 900 feet South of the project. North Grand Avenue, a major, local-area transportation corridor, may be described as a "noisy zone," due to the 60- and 65-decibel noise contours surrounding the corridor. |

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| **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:** |
| PROJECT DESCRIPTION AND ANTICIPATED SCOPE: The project application is for HUD's FHA mortgage insurance under a Section 223(f), refinance transaction. The property is a currently existing 209-unit, market-rate rental apartment community known as The Verandas Apartment Homes located at 200 North Grand Avenue, within the City of West Covina, Los Angeles County, California 91791. PROJECT PHYSICAL ASPECTS: The Lender's underwriter indicates there are 28 buildings, 2 floors, no elevators, built in 1972 (45 years ago) and renovated in 2009 (8 years ago), 391 parking spaces, gross building area of about 194,432 sq. ft., gross site area of about 8.43 acres, net rentable area about 190,075 sq. ft., and no commercial space. The buildings are of wood frame construction, with composition shingle roofs and stucco exterior. The foundation construction of the majority of the apartment buildings and the clubhouse and laundry building consist of shallow spread concrete footings. The ground floors of the buildings consist of reinforced concrete slab on grade assemblies. The slab on grade assemblies are presumed to be situated on a vapor barrier and 4 inches of gravel fill. The foundation construction of the tuck-under parking for apartment buildings 3, 5, 8,12 and 21 consist of shallow spread concrete footings. The groundfloors of the buildings consist of tuck-under parking on one side and conventional wood framing over crawl spaces on the other. The crawl spaces feature vapor barrier and gravel fill. The Needs Assessor estimates a remaining useful life of approximately 50 years; the appraiser has estimated a remaining economic life of 55 years. The Needs Assessor recommends $836,000 ($4,000 per unit) as the initial deposit to the Reserve for Replacement with an annual deposit of $73,150 ($350 per unit) based on estimated reserve needs for the first ten years of the insured mortgage term. Due to the property age, intrusive testing was completed as part of the PCNA. The CNA identified $29,615 in critical repairs, which will be completed prior to closing. The non-critical repairs, totaling $2,998,425 ($14,347 per unit), are not for items related to deferred maintenance, but are useful repairs to modernize and improve the project, increasing marketability. The Needs Assessor included repairs to exterior wall caulking/paint, interior unit upgrades, parking area upkeep, to add BBQ areas with outdoor furniture, replace pool chairs/furniture, enhance outdoor lighting, and remodel the clubhouse as well as replace the furniture and equipment. The interior unit upgrades will be completed in 141 of the 209 units and will include: the replacement of existing flooring with vinyl/carpeting, replacing appliances, refacing cabinets in the kitchens and bathrooms, replacing the sinks and faucets in the kitchens and bathrooms, upgrading light fixtures/electrical, replacing kitchen countertops, as well as replacements of towel bars, medicine cabinets, toilet paper holders, mirrors, and blinds. The appraiser estimated NOI and value of the project is based on the units being renovated, as provided by the MAP Guide. The Phase I Environmental Site Assessment found no Recognized Environmental Conditions (RECs) associated with the site or adjacent properties as defined by ASTM Standard Practice E 1527-13. GROUND DISTURBANCE: No new ground disturbance is anticipated. |

**Does this project involve over 200 lots, dwelling units, or beds?**

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| --- | --- |
|  | No |
| ✓ | Yes (Project requires approval from the Environmental Clearance Officer (ECO)) |

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

[2-3A-PhaseI.pdf](https://www.onecpd.info/reports/ESD_900000010023647_02022018_900000010067528_1486024804264.pdf)

#### Level of Environmental Review Determination:

|  |
| --- |
| **Categorically Excluded per 24 CFR 50.20(a), and subject to laws and authorities at 50.4:**  |
| 50.20(a)(5) |
| 50.20(a)(2)(ii) |

**Determination:**

|  |  |
| --- | --- |
|  | Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR |
| ✓ | There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.  |

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| **Review Certified by** | Laurence Fergison, Chief, Tech Spec Branch | **on** | 02/01/2017 |

**Funding Information**

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| --- | --- | --- | --- |
| **Grant Number** | **HUD Program**  | **Program Name** | **Funding Amount**  |
| 122-11391 | Housing | Section 223(f) Mortgage Insurance | $37,368,000.00 |

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| --- | --- |
| **Estimated Total HUD Funded Amount:**  | $37,368,000.00 |

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| --- | --- |
| **Estimated Total Project Cost:** | $37,368,000.00 |

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

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| --- | --- | --- |
| **Compliance Factors**: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Are formal compliance steps or mitigation required? | Compliance determination(See Appendix A for source determinations) |
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6** |
| **Airport Hazards**Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D | 🞎 Yes 🗹 No | The project site is NOT within 15,000 feet of a military airport and NOT within 2,500 feet of a civilian airport. The project IS IN COMPLIANCE with Airport Hazards requirements. The nearest major airport is LA/Ontario International Airport (ONT / KONT). This airport has international and domestic flights from Ontario, California and is 23 miles from the center of West Covina, CA. Another major airport is Long Beach Airport (LGB / KLGB), which has domestic flights from Long Beach, California and is 26 miles from West Covina, CA. Bob Hope Airport (BUR / KBUR) has domestic flights from Burbank, California and is 32 miles from West Covina, CA. Los Angeles International Airport (LAX / KLAX) has international and domestic flights from Los Angeles, California and is 35 miles from West Covina, CA. John Wayne Airport (SNA / KSNA) has international and domestic flights from Santa Ana, California and is 39 miles from West Covina, CA. |
| **Coastal Barrier Resources Act** Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | 🞎 Yes 🗹 No |   |
| **Flood Insurance**Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | 🞎 Yes 🗹 No | COMPLIANCE DETERMINATION: Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. MAP PANEL NUMBER: 06037-C-1725-F of 2350, Los Angeles County, California. MAP PANEL DATE: September 26, 2008. |
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5** |
| **Air Quality**Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 | 🞎 Yes 🗹 No | COMPLIANCE DETERMINATION: Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. |
| **Coastal Zone Management Act**Coastal Zone Management Act, sections 307(c) & (d) | 🞎 Yes 🗹 No | This project is NOT located in and DOES NOT adversely impact or affect, a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. |
| **Contamination and Toxic Substances**24 CFR 50.3(i) & 58.5(i)(2)] | 🞎 Yes 🗹 No | Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. PLEASE NOTE: Covina City Landfill, located approximately 0.298 miles to the north-northeast and topographically cross-gradient from the subject property at 1122 Knollcrest Drive, is listed as a closed former SWL facility, which formerly accepted residential and inert waste. Based on the listed distance, topographical relationship, and current regulatory status, the vicinity SWL facility is NOT suspected to present environmental concerns to the subject property. |
| **Endangered Species Act**Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | 🞎 Yes 🗹 No | This project will have NO ADVERSE IMPACT or EFFECT on any listed species due to the nature of the activities involved in the project. This project IS IN COMPLIANCE with the Endangered Species Act. An Information, Planning, and Conservation (IPaC) System Trust Resource Report was generated for the subject property by utilizing the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, accessed at http://ecos.fws.gov/ipac/. According to the IPaC Trust Resources Report generated for the subject property, two (2) endangered or threatened species have the potential to be located within the subject property boundaries. However, the subject property is currently developed and there are no ground disturbing activities proposed, therefore the project will have No Effect on the listed species. In addition, the proposed project will have no effect on federally designated critical habitat. |
| **Explosive and Flammable Hazards**Above-Ground Tanks)[24 CFR Part 51 Subpart C | 🞎 Yes 🗹 No | Based on the project description, the project includes NO activities requiring further evaluation under this section. The project IS IN COMPLIANCE with explosive and flammable hazard requirements. Based on the site visit conducted by D3G on August 9 and 10, 2016, there are no facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks as defined by 24 CFR 51.201 located on-site, adjacent to, or visible from the subject property (refer to the site photographs provided within Appendix B). According to the West Covina Fire Department, there are no thermal/explosive hazards in the vicinity of the subject property that will adversely affect the subject property. |
| **Farmlands Protection**Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | 🞎 Yes 🗹 No | This project DOES NOT include any activities that could potentially convert agricultural land to a non-agricultural use. The project IS IN COMPLIANCE with the Farmland Protection Policy Act. |
| **Floodplain Management**Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | 🞎 Yes 🗹 No | This project DOES NOT occur in a floodplain. The project IS IN COMPLIANCE with Executive Order 11988. According to FEMA Flood Insurance Rate Map (FIRM) #06037C-1725F, dated September 26, 2008, the subject property is located in Shaded Zone X, designated as an area within the 500-year flood zone. In addition, according to the National Flood Insurance Program (NFIP) Community Status Book accessed at https://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book, the subject property is located in Community ID #060666 which is a participating community in the NFIP. |
| **Historic Preservation**National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | 🞎 Yes 🗹 No | Based on the project description, the project IS COVERED by a Programmatic Agreement that includes an applicable exemption which is exempting this project from the requirements of Section 106. The project IS IN COMPLIANCE with Section 106. The facility was constructed in 1972 and is not suspected to qualify as an historic property. The subject property is not listed, and is not suspected to be eligible to be listed, in the National Register of Historic Places. In addition, the subject property is not located within a historic district of the City of West Covina or Los Angeles County. Based on the fact that the subject property is being refinanced and there is no proposed ground disturbance, there will be "No Effect" on properties that are listed or eligible to be listed on the National Register of Historic Places. Continued on Page 8 of 8. |
| **Noise Abatement and Control**Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | 🞎 Yes 🗹 No | Based on the project description, this project has NO ACTIVITIES requiring further evaluation under HUD's noise regulation. The project DOES COMPLY with HUD's Noise regulation. The subject property is located within 1,000 feet of North Grand Avenue, North Fairway Lane, and Interstate 10. There are no railways within 3,000 feet of the subject property; no civil airports within five (5) miles of the subject property; and no military airfields within fifteen (15) miles of the subejct property. However, according to HUD MAP Section 9.5.G, a noise analysis is not necessary for a refinance/acquisition. |
| **Sole Source Aquifers**Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | 🞎 Yes 🗹 No | The project is NOT LOCATED on or in a sole source aquifer area. The project DOES COMPLY with Sole Source Aquifer requirements. According to the Sole Source Aquifer layer obtained from EPA NEPAssist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx, the subject property is not serviced or supplied by a protected aquifer system. The EPA Sole Source Aquifer layer obtained from EPA NEPAssist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx |
| **Wetlands Protection**Executive Order 11990, particularly sections 2 and 5 | 🞎 Yes 🗹 No | Based on the project description, this project has NO ACTIVITIES requiring further evaluation under this section. The project DOES COMPLY with Executive Order 11990. A wetland delineation/determination has not been performed at the subject property; however, according to the USFWS National Wetlands Inventory Layer accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx and visual observations, there are not suspected to be any wetland areas on the subject property. The northern adjacent Walnut Creeek is designated as a wetland. Future development in the vicinity of the northern property boundary may be restricted. |
| **Wild and Scenic Rivers Act**Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | 🞎 Yes 🗹 No | This project IS NOT in proximity to a NWSRS river. The project DOES COMPLY with the Wild and Scenic Rivers Act. The subject property is not located near natural features or near public or private scenic areas. In addition, no other natural resources are visible on-site or in the vicinity. According to the National Wild & Scenic Rivers website accessed at http://www.rivers.gov/, there are no Wild and Scenic Rivers in the vicinity of the subject property. In addition, there are no California Rivers listed in the Nationwide Rivers Inventory list that are upstream or downstream of the subject property. A copy of the Wild and Scenic Rivers List and Nationwide Rivers Inventory list for California is included in the Phase 1 ESA, Appendix N. |
| **HUD HOUSING ENVIRONMENTAL STANDARDS** |
| **Housing Requirements (50)**[MAP Guide - Chapter 9: Lead-based paint, Radon, and Asbestos] | 🞎 Yes 🗹 No | FOR HOUSING REQUIREMENTS: LEAD-BASED PAINT: According to the Phase 1 ESA and based on the property's age (built 1972, about 45 years ago), there is a potential for the presence of lead-based paint throughout the facility. The Environmental Analyst recommends the development and implementation of an Operations and Maintenance (O&M) program for the project. The O&M Plan for Lead-based paint is included within the Firm Commitment application. D3G recommends managing the presumed lead-based paint coated surfaces under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. All renovation and maintenance workers are required to have a one day EPA renovator class when working in residential facilities constructed prior to 1978 that contain LBP and any impacts to LBP must be conducted in accordance with applicable EPA and state regulations. ASBESTOS-CONTAINING MATERIALS: According to the Phase 1 ESA and due to the property's age, there is a potential for the presence of asbestos-containing materials throughout the facility. As a result of this assumption, the Environmental Analyst recommended the development and implementation of an Operations and Maintenance (O&M) program for the project. An O&M Plan for asbestos-containing materials has been prepared. D3G recommends that the identified and presumed asbestos-containing materials be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property. RADON GAS FINDINGS: According to the Phase 1 ESA, the Radon Gas assessment was conducted between January 15, 2016, and January 18, 2016. A total of 78 residential units and 2 non-residential areas were included in the measurement and quality assurance project plan. For quality assurance purposes, 8 duplicate devices were placed and 4 field blank devices were deployed. All measurement devices were sent under appropriate chain of custody to a qualified analytical laboratory for analysis. Of the 78 residential units and 2 non-residential areas included in the measurement and quality assurance project plan, none of the residential units or non-residential areas contained radon concentrations above the EPA action level of > 4.0 pCi/L. The overall quality assurance plan for the project was determined to be within normal tolerances. Based upon the review of the analytical lab results, additional action is not recommended. As part of a long-term risk management plan, follow up testing is recommended every 5 years, or whenever significant changes to a building's structure or HVAC system occurs, to verify radon concentrations remain below the action level. |
| **ENVIRONMENTAL JUSTICE** |
| **Environmental Justice**Executive Order 12898 | 🞎 Yes 🗹 No | NO adverse environmental impacts were identified during the project's environmental review. The project COMPLIES with Executive Order 12898. |

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]:**

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

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| **Law, Authority, or Factor** | **Mitigation Measure or Condition** | **Comments on Completed Measures** | **Complete** |
| Housing Requirements (50) | Although NO extensive mitigation is required or necessary for any items, the Operations & Maintenance (O&M) Plans and Programs for Lead-based paint and Asbestos-containing Materials are required to be followed. The presumed Lead-based paint coated surfaces shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. The identified and presumed Asbestos-containing Materials shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. Compliance with 40 CFR 61 Subpart M is required prior to any renovation or demolition activities. | N/A |   |

**Mitigation Plan**

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| Although NO extensive mitigation plan is required or necessary for this project, the Operations & Maintenance (O&M) Plans and Programs for Lead-based paint and Asbestos-containing Materials are required to be followed. The presumed Lead-based paint coated surfaces shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. The identified and presumed Asbestos-containing Materials shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. Compliance with 40 CFR 61 Subpart M is required prior to any renovation or demolition activities. |

**Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities**

 **Airport Hazards**

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

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

|  |  |
| --- | --- |
| ✓ | **No** |

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

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| --- | --- |
|  | **Yes** |

**Screen Summary**

**Compliance Determination**

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| The project site is NOT within 15,000 feet of a military airport and NOT within 2,500 feet of a civilian airport. The project IS IN COMPLIANCE with Airport Hazards requirements. The nearest major airport is LA/Ontario International Airport (ONT / KONT). This airport has international and domestic flights from Ontario, California and is 23 miles from the center of West Covina, CA. Another major airport is Long Beach Airport (LGB / KLGB), which has domestic flights from Long Beach, California and is 26 miles from West Covina, CA. Bob Hope Airport (BUR / KBUR) has domestic flights from Burbank, California and is 32 miles from West Covina, CA. Los Angeles International Airport (LAX / KLAX) has international and domestic flights from Los Angeles, California and is 35 miles from West Covina, CA. John Wayne Airport (SNA / KSNA) has international and domestic flights from Santa Ana, California and is 39 miles from West Covina, CA. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Coastal Barrier Resources**

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

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

**Compliance Determination**

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Flood Insurance**

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

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

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

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| COMPLIANCE DETERMINATION: Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. MAP PANEL NUMBER: 06037-C-1725-F of 2350, Los Angeles County, California. MAP PANEL DATE: September 26, 2008. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Air Quality**

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

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

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

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

**Screen Summary**

**Compliance Determination**

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| --- |
| COMPLIANCE DETERMINATION: Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Coastal Zone Management Act**

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

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

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

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

**Screen Summary**

**Compliance Determination**

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| This project is NOT located in and DOES NOT adversely impact or affect, a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Contamination and Toxic Substances**

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

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

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

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

|  |  |
| --- | --- |
| ✓ | No |

**Explain:**

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| --- |
| Covina City Landfill, located approximately 0.298 miles to the north-northeast and topographically cross-gradient from the subject property at 1122 Knollcrest Drive, is listed as a closed former SWL facility, which formerly accepted residential and inert waste. Based on the listed distance, topographical relationship, and current regulatory status, the vicinity SWL facility is not suspected to present environmental concerns to the subject property. |

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. PLEASE NOTE: Covina City Landfill, located approximately 0.298 miles to the north-northeast and topographically cross-gradient from the subject property at 1122 Knollcrest Drive, is listed as a closed former SWL facility, which formerly accepted residential and inert waste. Based on the listed distance, topographical relationship, and current regulatory status, the vicinity SWL facility is NOT suspected to present environmental concerns to the subject property. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Endangered Species**

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

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

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

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

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

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

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

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| This project will have NO ADVERSE IMPACT or EFFECT on any listed species due to the nature of the activities involved in the project. This project IS IN COMPLIANCE with the Endangered Species Act. An Information, Planning, and Conservation (IPaC) System Trust Resource Report was generated for the subject property by utilizing the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, accessed at http://ecos.fws.gov/ipac/. According to the IPaC Trust Resources Report generated for the subject property, two (2) endangered or threatened species have the potential to be located within the subject property boundaries. However, the subject property is currently developed and there are no ground disturbing activities proposed, therefore the project will have No Effect on the listed species. In addition, the proposed project will have no effect on federally designated critical habitat. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Explosive and Flammable Hazards**

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

**1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?**

|  |  |
| --- | --- |
| ✓ | No |
|  | Yes |

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

|  |  |
| --- | --- |
| ✓ | No |

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| Based on the project description, the project includes NO activities requiring further evaluation under this section. The project IS IN COMPLIANCE with explosive and flammable hazard requirements. Based on the site visit conducted by D3G on August 9 and 10, 2016, there are no facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks as defined by 24 CFR 51.201 located on-site, adjacent to, or visible from the subject property (refer to the site photographs provided within Appendix B). According to the West Covina Fire Department, there are no thermal/explosive hazards in the vicinity of the subject property that will adversely affect the subject property. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Farmlands Protection**

|  |  |  |
| --- | --- | --- |
| General requirements | Legislation | Regulation |
| The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes. | Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) | [7 CFR Part 658](http://www.access.gpo.gov/nara/cfr/waisidx_11/7cfr658_11.html) |

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

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

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

|  |
| --- |
| Not applicable.  |

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

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| This project DOES NOT include any activities that could potentially convert agricultural land to a non-agricultural use. The project IS IN COMPLIANCE with the Farmland Protection Policy Act. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Floodplain Management**

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

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

|  |  |
| --- | --- |
|  | 55.12(c)(3) |
|  | 55.12(c)(4)  |
|  | 55.12(c)(5)  |
|  | 55.12(c)(6)  |
|  | 55.12(c)(7)  |
|  | 55.12(c)(8)  |
|  | 55.12(c)(9)  |
|  | 55.12(c)(10)  |
|  | 55.12(c)(11)  |
| ✓ | None of the above  |

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

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

**Does your project occur in a floodplain?**

|  |  |
| --- | --- |
| ✓ | No |

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| This project DOES NOT occur in a floodplain. The project IS IN COMPLIANCE with Executive Order 11988. According to FEMA Flood Insurance Rate Map (FIRM) #06037C-1725F, dated September 26, 2008, the subject property is located in Shaded Zone X, designated as an area within the 500-year flood zone. In addition, according to the National Flood Insurance Program (NFIP) Community Status Book accessed at https://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book, the subject property is located in Community ID #060666 which is a participating community in the NFIP. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Historic Preservation**

|  |  |  |
| --- | --- | --- |
| General requirements | Legislation | Regulation |
| Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects  | Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) | 36 CFR 800 “Protection of Historic Properties” <http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html> |

***Threshold***

**Is Section 106 review required for your project?**

|  |  |
| --- | --- |
| ✓ | No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.) |
|  | No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)]. |
|  | Yes, because the project includes activities with potential to cause effects (direct or indirect). |

  **Threshold (a). Either upload the PA below or provide a link to it here:**

|  |
| --- |
| Not applicable. |

 **Upload exemption(s) below or copy and paste all applicable text here:**

|  |
| --- |
| Not applicable. |

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

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| Based on the project description, the project IS COVERED by a Programmatic Agreement that includes an applicable exemption which is exempting this project from the requirements of Section 106. The project IS IN COMPLIANCE with Section 106. The facility was constructed in 1972 and is not suspected to qualify as an historic property. The subject property is not listed, and is not suspected to be eligible to be listed, in the National Register of Historic Places. In addition, the subject property is not located within a historic district of the City of West Covina or Los Angeles County. Based on the fact that the subject property is being refinanced and there is no proposed ground disturbance, there will be "No Effect" on properties that are listed or eligible to be listed on the National Register of Historic Places. Continued on Page 8 of 8. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Noise Abatement and Control**

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

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

|  |  |
| --- | --- |
|  | New construction for residential use |

|  |  |
| --- | --- |
|  | Rehabilitation of an existing residential property |

|  |  |
| --- | --- |
|  | A research demonstration project which does not result in new construction or reconstruction |
|  | An interstate land sales registration |
|  | Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster |
| ✓ | None of the above |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| Based on the project description, this project has NO ACTIVITIES requiring further evaluation under HUD's noise regulation. The project DOES COMPLY with HUD's Noise regulation. The subject property is located within 1,000 feet of North Grand Avenue, North Fairway Lane, and Interstate 10. There are no railways within 3,000 feet of the subject property; no civil airports within five (5) miles of the subject property; and no military airfields within fifteen (15) miles of the subejct property. However, according to HUD MAP Section 9.5.G, a noise analysis is not necessary for a refinance/acquisition. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Sole Source Aquifers**

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

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

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

|  |  |
| --- | --- |
| ✓ | No |

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| The project is NOT LOCATED on or in a sole source aquifer area. The project DOES COMPLY with Sole Source Aquifer requirements. According to the Sole Source Aquifer layer obtained from EPA NEPAssist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx, the subject property is not serviced or supplied by a protected aquifer system. The EPA Sole Source Aquifer layer obtained from EPA NEPAssist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Wetlands Protection**

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

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

|  |  |
| --- | --- |
| ✓ | No |

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

|  |  |
| --- | --- |
|  | Yes |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| Based on the project description, this project has NO ACTIVITIES requiring further evaluation under this section. The project DOES COMPLY with Executive Order 11990. A wetland delineation/determination has not been performed at the subject property; however, according to the USFWS National Wetlands Inventory Layer accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx and visual observations, there are not suspected to be any wetland areas on the subject property. The northern adjacent Walnut Creeek is designated as a wetland. Future development in the vicinity of the northern property boundary may be restricted. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Wild and Scenic Rivers Act**

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

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

|  |  |
| --- | --- |
| ✓ | No |

|  |  |
| --- | --- |
|  | Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River. |
|  | Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River. |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| This project IS NOT in proximity to a NWSRS river. The project DOES COMPLY with the Wild and Scenic Rivers Act. The subject property is not located near natural features or near public or private scenic areas. In addition, no other natural resources are visible on-site or in the vicinity. According to the National Wild & Scenic Rivers website accessed at http://www.rivers.gov/, there are no Wild and Scenic Rivers in the vicinity of the subject property. In addition, there are no California Rivers listed in the Nationwide Rivers Inventory list that are upstream or downstream of the subject property. A copy of the Wild and Scenic Rivers List and Nationwide Rivers Inventory list for California is included in the Phase 1 ESA, Appendix N. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Housing Requirements**

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

**Will Multifamily Accelerated Processing (MAP) be used?**

|  |  |
| --- | --- |
| ✓ | Yes |
|  | No |

**Hazardous Substances**

Requirements for evaluating site contamination vary by program. If applicable, for each of the following factors describe how compliance was met and upload any relevant documents such as reports, surveys, and letters. Refer to program guidance for the specific requirements.

**Lead-based paint**

|  |
| --- |
| LEAD-BASED PAINT: According to the Phase 1 ESA and based on the property's age (built 1972, about 45 years ago), there is a potential for the presence of lead-based paint throughout the facility. As a result, the Environmental Analyst has recommended the development and implementation of an Operations and Maintenance (O&M) program for the project. The O&M Plan for lead-based paint is included within the Firm Commitment application. D3G recommends managing the presumed lead-based paint coated surfaces under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. All renovation and maintenance workers are required to have a one day EPA renovator class when working in residential facilities constructed prior to 1978 that contain LBP and any impacts to LBP must be conducted in accordance with applicable EPA and state regulations. |

**Radon**

|  |
| --- |
| RADON GAS FINDINGS: According to the Phase 1 ESA, the Radon Gas assessment was conducted between January 15, 2016, and January 18, 2016. A total of 78 residential units and 2 non-residential areas were included in the measurement and quality assurance project plan. For quality assurance purposes, 8 duplicate devices were placed and 4 field blank devices were deployed. All measurement devices were sent under appropriate chain of custody to a qualified analytical laboratory for analysis. Of the 78 residential units and 2 non-residential areas included in the measurement and quality assurance project plan, none of the residential units or non-residential areas contained radon concentrations above the EPA action level of > 4.0 pCi/L. The overall quality assurance plan for the project was determined to be within normal tolerances. Based upon the review of the analytical lab results, additional action is not recommended. As part of a long-term risk management plan, follow up testing is recommended every 5 years, or whenever significant changes to a building's structure or HVAC system occurs, to verify radon concentrations remain below the action level. |

**Asbestos**

|  |
| --- |
| ASBESTOS-CONTAINING MATERIALS: According to the Phase 1 ESA and due to the property's age, there is a potential for the presence of asbestos-containing materials throughout the facility. As a result of this assumption, the Environmental Analyst recommended the development and implementation of an Operations and Maintenance (O&M) program for the project. An O&M Plan for asbestos-containing materials has been prepared. D3G recommends that the identified and presumed asbestos-containing materials be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property. |

**Other**

|  |
| --- |
| PCBs: Located at an exterior location of the property is one (1) pad-mounted electrical transformer, which is owned and maintained by Southern California Edison. The on-site electrical transformer was not affixed with a |

**Mitigation**

Describe all mitigation measures that will be taken for the Housing Requirements.

|  |
| --- |
| Although NO extensive mitigation is required or necessary for any items, the Operations & Maintenance (O&M) Plans and Programs for Lead-based paint and Asbestos-containing Materials are required to be followed. The presumed Lead-based paint coated surfaces shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. The identified and presumed Asbestos-containing Materials shall be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. Compliance with 40 CFR 61 Subpart M is required prior to any renovation or demolition activities. |

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| FOR HOUSING REQUIREMENTS: LEAD-BASED PAINT: According to the Phase 1 ESA and based on the property's age (built 1972, about 45 years ago), there is a potential for the presence of lead-based paint throughout the facility. The Environmental Analyst recommends the development and implementation of an Operations and Maintenance (O&M) program for the project. The O&M Plan for Lead-based paint is included within the Firm Commitment application. D3G recommends managing the presumed lead-based paint coated surfaces under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated January 29, 2016. All renovation and maintenance workers are required to have a one day EPA renovator class when working in residential facilities constructed prior to 1978 that contain LBP and any impacts to LBP must be conducted in accordance with applicable EPA and state regulations. ASBESTOS-CONTAINING MATERIALS: According to the Phase 1 ESA and due to the property's age, there is a potential for the presence of asbestos-containing materials throughout the facility. As a result of this assumption, the Environmental Analyst recommended the development and implementation of an Operations and Maintenance (O&M) program for the project. An O&M Plan for asbestos-containing materials has been prepared. D3G recommends that the identified and presumed asbestos-containing materials be managed under the existing site-specific Operations and Maintenance (O&M) Program prepared by D3G dated November 6, 2016. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property. RADON GAS FINDINGS: According to the Phase 1 ESA, the Radon Gas assessment was conducted between January 15, 2016, and January 18, 2016. A total of 78 residential units and 2 non-residential areas were included in the measurement and quality assurance project plan. For quality assurance purposes, 8 duplicate devices were placed and 4 field blank devices were deployed. All measurement devices were sent under appropriate chain of custody to a qualified analytical laboratory for analysis. Of the 78 residential units and 2 non-residential areas included in the measurement and quality assurance project plan, none of the residential units or non-residential areas contained radon concentrations above the EPA action level of > 4.0 pCi/L. The overall quality assurance plan for the project was determined to be within normal tolerances. Based upon the review of the analytical lab results, additional action is not recommended. As part of a long-term risk management plan, follow up testing is recommended every 5 years, or whenever significant changes to a building's structure or HVAC system occurs, to verify radon concentrations remain below the action level. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

**Environmental Justice**

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

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

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

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |

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

**Screen Summary**

**Compliance Determination**

|  |
| --- |
| NO adverse environmental impacts were identified during the project's environmental review. The project COMPLIES with Executive Order 12898. |

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

|  |  |
| --- | --- |
|  | Yes |
| ✓ | No |