



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: SnoValley-Senior-Housing-and-Infrastructure

HEROS Number: 900000010307955

Project Location: 31845 W Commercial St, Carnation, WA 98014

Additional Location Information:

The project location is in the downtown area of the City of Carnation, Washington. The parcel is zoned for mixed use. The site plan attached to this submittal shows the location and approximate project boundaries.

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

The Sno-Valley project will construct 15 units of affordable housing for seniors on property that is currently used as paved parking. Ground disturbance will include approximately 0.7 acres. Construction will include a 3-story multi-family residential building, utility connections, pavement of a gravel alley, and parking spaces for the building. The site is currently owned by the project sponsor, Sno-Valley Senior Center. Figure 1 shows the vicinity of the project, and Figure 2 shows the current conditions in the project site. Figure 3 shows the planned configuration of the property after construction.

Funding Information

Grant Number	HUD Program	Program Name
B-23-UC-530001	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: \$280,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$8,227,716.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	City of Carnation Permits * Building * Clear and grade * Public utility connection * Right-of-way * Storm drainage review * Fire State/County Permits: * State Environmental Policy Act (SEPA) Checklist * Lot line adjustment * Site Development review application * Major design review application * Parking development agreement

Project Mitigation Plan

The NEPA Environmental Assessment did not identify any Laws, Authorities or Factors under which mitigation measures would be required.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: David Mecklenburg Date: 5/12/2023

Name / Title/ Organization: David Mecklenburg / / KING COUNTY

Certifying Officer Signature: Kristin Pula Date: May 15, 2023
Kristin Pula (May 15, 2023 09:35 PDT)

Name/ Title: Kristin Pula / Capital Programs Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).


SVSC-HousingInfrastructure-EA-SignaturePage

Final Audit Report

2023-05-15

Created:	2023-05-15
By:	Dave Mecklenburg (dave.mecklenburg@kingcounty.gov)
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**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: SnoValley-Senior-Housing-and-Infrastructure

HEROS Number: 900000010307955

Responsible Entity (RE): KING COUNTY, 401 Fifth Avenue SEATTLE WA,
98104

RE Preparer: David Mecklenburg

State / Local Identifier:

Certifying Officer: Kristin Pula

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): PBS Engineering and Environmental

Point of Contact: Susan Garland

Project Location: 31845 W Commercial St, Carnation, WA 98014

Additional Location Information:

The project location is in the downtown area of the City of Carnation, Washington. The parcel is zoned for mixed use. The site plan attached to this submittal shows the location and approximate project boundaries.

Direct Comments to:

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

The Sno-Valley project will construct 15 units of affordable housing for seniors on property that is currently used as paved parking. Ground disturbance will include approximately 0.7 acres. Construction will include a 3-story multi-family residential building, utility connections, pavement of a gravel alley, and parking spaces for the building. The site is currently owned by the project sponsor, Sno-Valley Senior Center. Figure 1 shows the vicinity of the project, and Figure 2 shows the current conditions in the project site. Figure 3 shows the planned configuration of the property after construction.

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

No affordable senior housing is currently available in the City of Carnation or surrounding area. The Sno-Valley Senior Center, with the support of the City and of King County, has designed this project to provide quality affordable housing to low and moderate income seniors. Its location is directly adjoining the Sno-Valley Senior Center and is close to all City services. The project is anticipated to address both the need for senior affordable housing and to increase infill density in Carnation to support local businesses within the geographic constraints of the town.

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

Population growth in Carnation leveled off during the 2007-2008 economic downturn, but is expected to resume in the current decade (Carnation 2015). Development of surrounding areas is constrained by the floodplains of the Snoqualmie and Tolt rivers to the west and south, and steep terrain to the north and east. The City is encouraging private residential development in and near the City core by updating zoning to include more medium to high density residential development and mixed use residential/commercial zones downtown. If this project were not constructed, most of the new housing development is likely to be market rate and/or upscale, as these projects tend to be more profitable for private developers. Currently, housing stock that is affordable for moderate and low-income households is older than average. Maintenance needs of these houses would likely continue to increase over time. The City comprehensive plan includes policies to pursue construction of affordable housing in Carnation, and this pursuit would likely continue in the coming years.

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

[Fig 3 Site Plan.pdf](#)

[Fig 2 Site Map.pdf](#)

[Fig 1 Location Map.pdf](#)

[Site Summary.pdf](#)

Determination:

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

**7015.15 certified by Certifying
Officer on:**

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-23-UC-530001	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded, Assisted or Insured Amount: \$280,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$8,227,716.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Figure 4 shows the EPA NEPA Assist webserver airports layer with respect to the project site. No military or civilian airports are located within 15,000 feet of the site. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

<p>Improvement Act of 1990 [16 USC 3501]</p>		
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is located within the 0.2% Annual Chance Flood Hazard zone, also known as the 500-year flood zone. Almost the entire town of Carnation is within this zone. Figure 5 shows the project site with respect to the FEMA flood zones. The FEMA Community Status Book (https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book) lists the City of Carnation as a participant in the National Flood Program.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. The City of Carnation was formerly within the Puget Sound Ozone Maintenance Area. The end date of this maintenance period was November 25, 2016. This location is in attainment for all criteria pollutants.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Washington implements the Coastal Zone Management Act through its Shoreline Master Programs. These programs designate which locations within the State are subject to shoreline program review and restrictions. The project property is within the incorporated town outside of Carnation and subject to its Shoreline Master Program regulations. No shoreline or</p>

		<p>coastal land use restrictions apply to the project property. The City of Carnation Shoreline Master Program Material was downloaded and reviewed March 6, 2023 and is attached to this submittal. Figure 6 shows the project location with respect to the designated shoreline areas in the City of Carnation. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Furthermore: Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The United States Fish and Wildlife Service (USFWS) issued an IPaC letter for the project on February 1, 2023. The following species were listed as potentially occurring near the project location: * North American Wolverine * Marbeled Murrelet * Yellow-billed Cuckoo * Bull Trout * Monarch Butterfly No suitable habitat of any of these species is located on or near the project area. Habitat requirements are summarized here and provided in detail in the attached species profiles. * North</p>

	<p>American wolverines require habitat that includes deep seasonal winter snowpacks. The project is located within the developed downtown of the City of Carnation. It is heavily developed and receives some snow most years but this snow typically does not last for more than a week. No wolverines will be present on or near the project site. * The marbled murrelet is a seabird that relies on nesting sites near the ocean in mature and old growth conifer forests to breed. The Washington Department of Fish and Wildlife (WDFW) records that most marbled murrelets in Washington are found on the Olympic peninsula. This project will redevelop an existing disturbed site, and is located within the Carnation downtown area, away from the ocean, mature and old growth forests. No murrelets are likely to be found near the project site. * The yellow-billed cuckoo has not been known to breed in Washington State since 1940, and WDFW describes it as a "very rare migrant". Only four sightings in Western Washington were recorded between 1974 and 2016. WDFW reports that the species' preferred habitat is forested riparian corridors with willow and cottonwood. The project is not located near or in such a habitat, and so is unlikely to have any effect on yellow-billed cuckoos. * Critical Habitat for the bull trout has been designated in the Snoqualmie and Tolt Rivers, which are located west and south of Carnation , Respectively. Figure 8 shows the USFWS critical habitat map. This redevelopment project will manage stormwater so that precipitation is entirely infiltrated onsite and will not contribute sediment or contaminants to nearby waterways. No impacts to bull trout or their habitat are anticipated. * The monarch butterfly is a migratory species that relies on</p>
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		<p>certain host plant species (milkweed, <i>Asclepias</i> spp.) for food in the caterpillar stage. In Washington, almost all monarchs migrate to the east side of the State for summer breeding. Very few reportedly are found west of the Cascade Mountains. As the project involves redevelopment of a western Washington property with minimal existing native plants, there is no suitable habitat at the project area for monarch butterflies. NOAA Fisheries lists the project area as part of Salmon Essential Fish Habitat for the Snoqualmie HUC of Chinook Salmon, Coho Salmon, and Puget Sound Pink Salmon. Figure 9 shows the NMFS designated critical habitat. This project will manage all stormwater via infiltration trenches on site. Runoff from parking areas will be treated via a Contech brand filtration system prior to infiltration. NMFS was consulted via the HUD-NMFS 2020 Programmatic agreement. Per specifications (see uploads), galvanized materials will be painted/coated, with a maintenance plan and native species used in landscaping to further mitigate run-off contamination. Given the project's compliance with Programmatic NMFS Action Form Response (uploads) the project represents a finding of no significant impact (FONSI). This agreement, and the corresponding notification and correspondence to NOAA Fisheries are attached to this submittal. This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>PBS reviewed Ecology database listings to determine whether any regulated ASTs are located within one mile of the</p>

		<p>project site. No such listings were found in the regulatory listings. PBS then conducted a detailed desktop review of aerial imagery available from Google maps to identify such tanks. None were identified in the review. There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will develop new affordable housing on a site that is currently a paved parking lot, and which formerly included a single-family residence. It is located near the center of the developed core of Carnation, Washington. The City of Carnation is within an urbanized area as defined by the US Census: Description: Urbanized Areas are derived from the 2020 U.S. Census Bureau TIGER/Line Urban Areas. Urbanized Areas are contiguous areas of populations greater than 50,000. No agricultural uses occur on the project location, and no agricultural land will be impacted by this redevelopment. The project is in compliance with the Farmland Protection Policy Act. Source: https://nepassisttool.epa.gov/nepassist/help/layersdescription.html#nepabnd3</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site, and most of the City of Carnation, is located within the 500-year floodplain of the Snoqualmie and Tolt Rivers. Based on the project description this project is not a critical action, so an 8-Step process is not required. The project is in compliance with Executive Order 11988.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See the attached Cultural Resources Survey. This survey concluded that no historic properties are recorded within the proposed project area. The cultural resource assessment included an archival and literature review, tribal</p>

		<p>coordination, and a field survey of the project area. Also attached are correspondence with DAHP and THPOs. DAHP has concurred that no historic properties will be affected. The Duwamish have requested implementation of an inadvertent discovery plan for archeological finds during the construction phase. This is already a standard practice with King County's HUD-funded projects involving ground disturbance. See SV-Affordable Senior Housing Tribal Notification summary.pdf for more information Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No major roadways are located within 1,000 feet of the project site, and no railroads are located within 3,000 feet. Figure 11 shows the transportation layer from the EPA NEPAAssist web server. The nearest airport is located almost 30 miles to the southwest of the project site. No noise generators are located within the threshold distances of the project. The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Figure 12 shows the locations of the nearest sole source aquifers with respect to the project site. The site is not located on a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The National Wetlands Inventory shows no wetlands on or adjoining the site, and no indications that they may be present were noted during the site visit. This project will redevelop an urban site and will manage stormwater by infiltration, so nearby hydrology is</p>

		unlikely to be affected. Figure 13 shows the NWI map of the area. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Figure 14 shows that the nearest Wild and Scenic River to the project site is the Middle Fork Snoqualmie, which is located approximately 15 miles to the southeast. No impacts to Wild and Scenic Rivers are anticipated from this project. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. No adverse environmental effects were identified during the NEPA Environmental Assessment. The U.S. Environmental Protection Agency EJ Screen report for the project area is attached to this submittal (source: https://ejscreen.epa.gov/mapper/). In the project area, 12% of the population is listed as low-income, compared to 24% for the State of Washington as a whole. Adding affordable senior housing units to Carnation will increase the economic diversity of the area and help HUD-presumed benefit population.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The project is in conformance with the City of Carnation Comprehensive Plan (Carnation 2015), and advances several of the goals put forth in the plan. It promotes a pedestrian oriented, compact urban form in the town center. Converting lots formerly developed with a single-family home and paved parking to a 15-unit residential development is in keeping with this goal. Specific plan policies applicable to this project include: Policy H1.4 Endorse efforts by others such as the Senior Center to secure federal and/or state funds to provide housing for elderly and disabled citizens. Policy H2.2 Encourage new residential development in and near the downtown area. Policy ED5.5 Encourage King County Housing Authority and other non-profit organizations that promote affordable housing to build in Carnation. The project site is zoned "Mixed use", which allows for both residential and commercial development. The planned project is compatible with this use. The project has been designed to fit in with the scale and character of the neighborhood around it.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A drainage study and geotechnical memo were prepared during project design and are attached to this submittal (CM Design Group 2022). The geological memo states that site soils are suitable for the planned development. The project site and surrounding area is flat. No impacts to or effects from slope, erosion, or drainage from offsite are anticipated. All new development in Carnation is required to manage stormwater drainage onsite. This project is managing stormwater via infiltration trenches and commercial filtration cartridges. No adverse stormwater effects from the project are anticipated.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	No hazards or nuisances have been identified that currently affect the project site, and none are anticipated to result from the project.	
SOCIOECONOMIC			
Employment and Income Patterns	2	Modest short-term employment gains for construction, planning, and engineering of the new residential units are anticipated to occur in 2023/2024. Employment opportunities within Carnation are reportedly limited (Carnation 2015). No long-term effects to employment or income patterns are anticipated to result from this project. The project will provide affordable housing to low-income seniors. Many persons in this demographic are on fixed incomes. The apartments will be managed by the Sno-Valley senior center, which is located adjoining the site. The City's comprehensive plan emphasizes increasing the residential density of the town center area in order to increase the viability of local restaurants, shops, and service businesses. This project would support that goal.	
Demographic Character Changes / Displacement	2	No displacement will occur as a result of this project. The site is currently developed as a parking area and vacant lot. A small increase in residential use of the town center area will result from the development of 15 affordable senior housing units. It is not anticipated that this will change the demographics of the City of Carnation.	
Environmental Justice EA Factor	1	No adverse environmental effects were identified during the NEPA Environmental Assessment. The U.S. Environmental Protection Agency EJ Screen report for the project area is attached to this submittal (source: https://ejscreen.epa.gov/mapper/). In the project area, 12% of the population is listed as low-income, compared to 24% for the State of Washington as a whole. Adding affordable housing units to Carnation will	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		increase the economic diversity of the area and will improve access to services at the adjoining senior center for the low-income residents of the project.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Carnation is compactly developed, as it is constrained by the Snoqualmie River, Tolt River, and steep nearby hills. The City covers 1.3 square miles, so all facilities are relatively close to the project site. The Sno-Valley Senior Center is located immediately adjacent to the project site. The public library is located four blocks to the northeast. There are public elementary, middle and high schools in the City.	
Commercial Facilities (Access and Proximity)	2	Carnation has a grocery store (Carnation Market), located four blocks south of the project site. A farmers market operates seasonally approximately one half mile south of the project site. The main commercial street of Carnation is located two blocks east and includes a variety of restaurants, stores, gas stations, and services such as salons, dentists, and health practices.	
Health Care / Social Services (Access and Capacity)	2	The adjoining Sno-Valley Senior Center helps residents connect with health care and social services. Carnation is a small city with a population under 2,000. The nearest urgent care center is located in Sammamish, approximately five miles to the southwest. The nearest emergency rooms are located in either the Snoqualmie Valley Hospital 11 miles to the South in Snoqualmie, or the Providence Hospital 12 miles to the northwest in Redmond.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	All demolition waste from project construction (anticipated to include removed asphalt) will be managed per Washington Ecology guidelines and will be properly disposed off-site. Recology King County manages waste and recycling pickup in Carnation. After project construction household trash and recycling from the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		residents will be collected and disposed properly off-site.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project will connect to the City of Carnation sanitary sewer. The City's wastewater treatment plant was constructed in 2008 and has capacity for approximately 4,000 residents (King County 2023). As the current population of Carnation is approximately 2,000 residents, no impacts from wastewater are anticipated from this project.	
Water Supply (Feasibility and Capacity)	2	Carnation is located in the East King County Ground Water Management Area. City water is supplied from a spring source that supplies approximately 90% of the City's water, and a water well within the City. Because the City is located at the confluence of two rivers (the Snoqualmie and the Tolt), no water supply shortages are anticipated in the City.	
Public Safety - Police, Fire and Emergency Medical	2	The project will provide 15 units of affordable housing for seniors. No changes are anticipated for police and fire response needs.	
Parks, Open Space and Recreation (Access and Capacity)	2	The City of Carnation is well-served for parks and open spaces. City-owned parks include Valley Memorial, Loutsis, Fred Hocket, and River's Edge Parks. The Tolt MacDonald Park, a King County regional facility, is also located in town. The Snoqualmie Valley trail is a popular regional recreational facility much used by walkers, cyclists, and equestrians (Carnation 2015). It is located approximately one quarter mile east of the project site.	
Transportation and Accessibility (Access and Capacity)	2	Carnation's comprehensive plan emphasizes compact, pedestrian-oriented development in the City Center. The project site is located within one half mile of almost all of the commercial and cultural services in Carnation. Sound Generations provides door-to-door shuttle services Monday through Friday from 8 am to 4 pm for persons 55 and older in the towns of Carnation, Duvall, and Fall River (Carnation 2023).	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features or water resources are located in the project area, and none are anticipated to be affected by it. The project site is within a developed town center.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	Currently, most of the project area is developed as a paved parking lots. The remainder includes gravel parking areas, and lawn grass and trees. The project will retain trees and landscaped area on the north side of the site, and will add trees along the south and east sides. The attached site plan shows the location of these features. The project site is within a developed town center. No significant wildlife is present currently and none are anticipated under future conditions.	
Other Factors 1	2	No other factors pertinent to the NEPA review were identified during this assessment.	
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	No or immeasurable effects are anticipated with respect to climate change. New multi-family housing is typically more energy efficient than the older single-family homes that represent the current more affordable housing stock in the City of Carnation. As this is not a roadway or place of new employment, no significant traffic-generating operations are anticipated from the project.	
Energy Efficiency	2	The project will increase energy consumption at the site compared to current conditions, as the property will be converted from parking to multi-family residential use. However, the project will conform to Washington State's 2018 State Energy Code (SBCC 2018) and will include energy efficient appliances and lighting.	

Supporting documentation

Additional Studies Performed:

Adapt Consulting. 2021. Phase I Environmental Site Assessment. Sno-Valley Senior Center, 31845 West Commercial St., Carnation, WA, 98014. July 20. Upload in Toxics and Contamination Law and Authority Screen. ASM Affiliates. 2022. Cultural Resources Assessment for the Sno-Valley Senior Center, Carnation, King County, Washington. September. Upload in Historic Preservation Screen. CM Design Group. 2022. Drainage Report. Sno-Valley Senior Housing. 31845 W Commercial St. Carnation, WA 98014. November. Upload in Endangered Species Act Screen Nelson Geotechnical Associates. 2022. Geotechnical Engineering Evaluation - Revised. Sno-Valley Senior Center Development. November. Upload in Endangered Species Act Screen.

Field Inspection [Optional]: Date and completed
by:

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

Adapt Consulting. 2021. Phase I Environmental Site Assessment. Sno-Valley Senior Center, 31845 West Commercial St., Carnation, WA, 98014. July 20. ASM Affiliates. 2022. Cultural Resources Assessment for the Sno-Valley Senior Center, Carnation, King County, Washington. September. Carnation, City of. 2023. Carnation Washington Transit Options. <https://www.carnationwa.gov/transit> Carnation, City of. 2015. City of Carnation 2015 Comprehensive Plan, Adopted by Ordinance 860. August 4. https://www.carnationwa.gov/index.asp?SEC=CBB9FD65-2A80-4F47-B070-F8D51F07AB46&DE=28DFADEE-C406-4245-964A-01EDE7866F7D&Type=B_BASIC CM Design Group. 2022. Drainage Report. Sno-Valley Senior Housing. 31845 W Commercial St. Carnation, WA 98014. November. (Upload in Endangered Species Act Screen) Department of Archeology and Historic Preservation, 2021 - 2023. Section 106 notifications and correspondence regarding cultural resources and former residence. Holly Borth, Jeronimo Rolden. Uploads in Historic Preservation Screen. King County 2023. Carnation Treatment Plant. <https://kingcounty.gov/depts/dnrp/wtd/system/carnation.aspx> Nelson Geotechnical Associates. 2022. Geotechnical Engineering Evaluation - Revised. Sno-Valley Senior Center Development. November. Upload in Historic Preservation NOAA Fisheries 2023. Notification and correspondence per the HUD-NMFS programmatic agreement of guidance of 2023. Uploads in Endangered Species Act Screen. SBCC (Washington State Building Code Council). 2018. Washington State Energy Code - Residential 2018 Edition. Chapter 51-11R WAC. https://sbcc.wa.gov/sites/default/files/2021-02/2018%20WSEC_R%20Final%20package2a.pdf US Fish and Wildlife. 2023. List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project (IPAC). February 1. NEPA Assist: <https://www.epa.gov/nepa/nepassist>

List of Permits Obtained:

City of Carnation Permits * Building * Clear and grade * Public utility connection * Right-of-way * Storm drainage review * Fire State/County Permits: * State Environmental Policy Act (SEPA) Checklist * Lot line adjustment * Site Development review application * Major design review application * Parking development agreement

Public Outreach [24 CFR 58.43]:

King County Housing and Community Development shall be publishing the FONSI along with the RROF in the Seattle Times for two weeks, and posting the Environmental Review Record on <https://kingcounty.gov/depts/community-human-services/housing/services/community-development/cd-environmental-review.aspx> The Sno-Valley Senior Center has presented the project at public hearings and meetings as well as to private groups. Following is a list of outreach activities: * 01/2019 Sno-Valley Senior Center Membership meeting: members and attendees of Sno-Valley Senior Center said housing is their highest priority. * 04/2021 Members & attendees informed of intention to build housing through newsletter and direct mail letters. * 04/2021 - Feasibility study and budget posted on website <https://snovalleysenior.org/about/affordable-senior-housing/> * 06/22/2021 - Community meeting on zoom to present the Feasibility Study and provide opportunity for questions and answers. The meeting was recorded and posted on SVSC website. About 40+ people attended. * 2021 to 2022 - Regular updates published in newsletter as funding was sought for project. * 01/11/2022 - Membership meeting with progress on housing. Opportunity given to ask questions and provide input. * 06/08/2022 - Local newspaper story (Valley Record). * 06/22/2022 - Public meeting in-person at the senior center with architect presenting (about 65 people in attendance). * 06/2022 to 08/2022 - Capital campaign kickoff with fundraising letters and parties planned. * 06/07/2022; 07/05/2022; 08/16/22; 9/15/2022 - Presentations to Carnation and Duvall city councils which are public meetings and recorded. * 06/07/2022 - Presentation to Carnation Chamber of Commerce with opportunities to ask questions and provide input. * 06/07/2022 - Presentation to Fall City Community Association with opportunities to ask questions and provide input. * 07/14/2022 - Lunch meeting for Sno-Valley Senior Center attendees (about 65 in attendance). * 08/04/2022 - Presentation to Duvall Chamber of Commerce with opportunities to ask questions and provide input. * 08/16/2022 - Public breakfast meeting for pastors, businesspeople, interested public (about 24 in attendance) with opportunities to ask questions and provide input. * 08/24/2022 - Presentation to Duvall Rotary Club with opportunities to ask questions and provide input. 09/15/2022 - Local newspaper article about housing.

Cumulative Impact Analysis [24 CFR 58.32]:

This project is currently the only affordable housing or senior housing project in development in the City of Carnation. Private residential development is ongoing and the City has re-zoned several areas to allow for additional housing within its geographical constraints. In addition, the City has improved infrastructure by constructing a municipal wastewater treatment plant, which allows for a greater density of housing than the previous septic system based development. The City's comprehensive plan (Carnation 2015) identified an overabundance of retail/commercial space as compared to the available housing stock, which is in relatively low supply. The addition of this and other residential developments near and in the City will have a beneficial economic and socio-economic impact for populations in the area. The existing geographical constraints of the City prevent sprawl and limit any impacts to nearby natural resources.

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

The project sponsor owns the property and has been planning to develop it for affordable senior housing since at least 2013. Having this primary site control allows the SVSC to donate land to the project, resulting in substantial savings. Acquiring other property for development purposes would likely increase the budget beyond feasibility. Another compelling reason for developing this site rather than another is its location directly adjacent the Senior Center. The proximity allows a "campus like" environment where residents have easy access to the senior center programs (and transportation).

No Action Alternative [24 CFR 58.40(e)]

If the project is not constructed, the lot will remain in its current use, as off-street parking. No ground disturbance or storm drainage improvements would occur. No new units of senior affordable housing would be constructed.

Summary of Findings and Conclusions:

The proposed project will construct 15 units of affordable senior housing in Carnation Washington, where no senior-designated affordable housing is currently available. The project site is close to services, parks, commercial areas, and has transportation services. No noise, air quality, or site contaminant issues have been identified at the project site. No adverse impacts from the project have been identified for any area of NEPA assessment.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

The NEPA Environmental Assessment did not identify any Laws, Authorities or Factors under which mitigation measures would be required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

Figure 4 shows the EPA NEPAAssist webserver airports layer with respect to the project site. No military or civilian airports are located within 15,000 feet of the site. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Fig 4 Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[FEMA FloodInsurance Community Listings.pdf](#)
[FEMA Flood Panel.tif](#)
[Fig 5 Flood.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is located within the 0.2% Annual Chance Flood Hazard zone, also known as the 500-year flood zone. Almost the entire town of Carnation is within this zone. Figure 5 shows the project site with respect to the FEMA flood zones. The FEMA Community Status Book (<https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>) lists the City of Carnation as a participant in the National Flood Program.

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

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. The City of Carnation was formerly within the Puget Sound Ozone Maintenance Area. The end date of this maintenance period was November 25, 2016. This location is in attainment for all criteria pollutants.

Supporting documentation

[AirAttainment-Map-Carnation.jpg](#)

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

Washington implements the Coastal Zone Management Act through its Shoreline Master Programs. These programs designate which locations within the State are subject to shoreline program review and restrictions. The project property is within the incorporated town outside of Carnation and subject to its Shoreline Master Program regulations. No shoreline or coastal land use restrictions apply to the project property. The City of Carnation Shoreline Master Program Material was downloaded and reviewed March 6, 2023 and is attached to this submittal. Figure 6 shows the project location with respect to the designated shoreline areas in the City of Carnation. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Furthermore: Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be

subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology.

Supporting documentation

[Fig 6 Shoreline.pdf](#)
[Carnation_SMP_Final_2019.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

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

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

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

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

- No

Explain:

The Phase I states that no recognized environmental conditions were identified in connection with the project site. No additional environmental assessment was deemed warranted.

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

Yes

Screen Summary
Compliance Determination

Supporting documentation

[Fig 7 Contam.pdf](#)

[Sno Valley Senior Center Phase I 07-20-21.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

No adverse effects are anticipated.

Screen Summary

Compliance Determination

The United States Fish and Wildlife Service (USFWS) issued an IPaC letter for the project on February 1, 2023. The following species were listed as potentially occurring near the project location: * North American Wolverine * Marbeled Murrelet * Yellow-billed Cuckoo * Bull Trout * Monarch Butterfly No suitable habitat of any of these species is located on or near the project area. Habitat requirements are summarized here and provided in detail in the attached species profiles. * North American wolverines require habitat that includes deep seasonal winter snowpacks. The project is located within the developed downtown of the City of Carnation. It is heavily developed and receives some snow most years but this snow typically does not last for more than a week. No wolverines will be present on or near the project site. * The marbled murrelet is a seabird that relies on nesting sites near the ocean in mature and old growth conifer forests to breed. The Washington Department of Fish and Wildlife (WDFW) records that most marbled murrelets in Washington are found on the Olympic peninsula. This project will redevelop an existing disturbed site, and is located within the Carnation downtown area, away from the ocean, mature and old growth forests. No murrelets are likely to be found near the project site. * The yellow-billed cuckoo has not been known to breed in Washington State since 1940, and WDFW describes it as a "very rare migrant". Only four sightings in Western Washington were recorded between 1974 and 2016. WDFW reports that the species' preferred habitat is forested riparian corridors with willow and cottonwood. The project is not located near or in such a habitat, and so is unlikely to have any effect on

yellow-billed cuckoos. * Critical Habitat for the bull trout has been designated in the Snoqualmie and Tolt Rivers, which are located west and south of Carnation , Respectively. Figure 8 shows the USFWS critical habitat map. This redevelopment project will manage stormwater so that precipitation is entirely infiltrated onsite and will not contribute sediment or contaminants to nearby waterways. No impacts to bull trout or their habitat are anticipated. * The monarch butterfly is a migratory species that relies on certain host plant species (milkweed, *Asclepias* spp.) for food in the caterpillar stage. In Washington, almost all monarchs migrate to the east side of the State for summer breeding. Very few reportedly are found west of the Cascade Mountains. As the project involves redevelopment of a western Washington property with minimal existing native plants, there is no suitable habitat at the project area for monarch butterflies. NOAA Fisheries lists the project area as part of Salmon Essential Fish Habitat for the Snoqualmie HUC of Chinook Salmon, Coho Salmon, and Puget Sound Pink Salmon. Figure 9 shows the NMFS designated critical habitat. This project will manage all stormwater via infiltration trenches on site. Runoff from parking areas will be treated via a Contech brand filtration system prior to infiltration. NMFS was consulted via the HUD-NMFS 2020 Programmatic agreement. Per specifications (see uploads), galvanized materials will be painted/coated, with a maintenance plan and native species used in landscaping to further mitigate run-off contamination. Given the project's compliance with Programmatic NMFS Action Form Response (uploads) the project represents a finding of no significant impact (FONSI). This agreement, and the corresponding notification and correspondence to NOAA Fisheries are attached to this submittal. This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[SVSH Landscape Plan and Schedule.pdf](#)
[SPR-22-0003 SVSH R1 Drainage Report 11-16-22\(1\).pdf](#)
[SITEPLAN.pdf](#)
[PR SnoValley Housing WCRO-2020-00512-5584.pdf](#)
[NMFS-ProgrammaticEmails.pdf](#)
[HUD-NMFS-ActionForm-KC-for-SnoValley.docx](#)
[HUD NMFS WA State Appendix Checklist.docx](#)
[Fig1 Critical Habitat.docx](#)
[EFH Mapper Report\(1\).pdf](#)
[Civil 7-13-2021.pdf](#)
[09 90 00 USER-Painting and Coating.pdf](#)
[07 62 00 RIB-Sheet Metal Flashing and Trim.pdf](#)
[01 78 00 RIB-Closeout Submittals.pdf](#)
[SPR-22-0003 SVSH R1 Drainage Report 11-16-22.pdf](#)
[Species Profile for Yellow-billed Cuckoo.pdf](#)

[Species Profile for NA wolverine.pdf](#)
[Species Profile for Monarch butterfly.pdf](#)
[Species Profile for Marbled murrelet.pdf](#)
[Species Profile for Bull Trout.pdf](#)
[Species List Washington Fish And Wildlife Office.pdf](#)
[Fig 9 NMFS EFH.pdf](#)
[Fig 8 USFWS Habitat.pdf](#)
[EFH Mapper Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

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

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

No

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

Yes

Screen Summary

Compliance Determination

PBS reviewed Ecology database listings to determine whether any regulated ASTs are located within one mile of the project site. No such listings were found in the regulatory listings. PBS then conducted a detailed desktop review of aerial imagery available from Google maps to identify such tanks. None were identified in the review. There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Sno-Valley Hazards Survey.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

The proposed project site is within the downtown core of the City of Carnation. It is currently in use as paved parking. No agricultural land will be converted.

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 will develop new affordable housing on a site that is currently a paved parking lot, and which formerly included a single-family residence. It is located near the center of the developed core of Carnation, Washington. The City of Carnation is within an urbanized area as defined by the US Census: Description: Urbanized Areas are derived from the 2020 U.S. Census Bureau TIGER/Line Urban Areas. Urbanized Areas are contiguous areas of populations greater than 50,000. No agricultural uses occur on the project location, and no agricultural land will be impacted by this redevelopment. The project is in compliance with the Farmland Protection Policy Act.

Source:

<https://nepassisttool.epa.gov/nepassist/help/layersdescription.html#nepabnd3>

Supporting documentation

[farmlands-urbanized-areas.jpg](#)

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:

[FEMA FloodInsurance Community Listings.pdf](#)

[FEMA Flood Panel.tif](#)

[Fig 5 Flood.pdf](#)

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

Does your project occur in a floodplain?

No

Yes

Select the applicable floodplain using the FEMA map or the best available information:

Floodway

Coastal High Hazard Area (V Zone)

100-year floodplain (A Zone)

500-year floodplain (B Zone or shaded X Zone)

500-year Floodplain
Is this a critical action?

No

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

Yes

Screen Summary

Compliance Determination

The project site, and most of the City of Carnation, is located within the 500-year floodplain of the Snoqualmie and Tolt Rivers. Based on the project description this project is not a critical action, so an 8-Step process is not required. The project is in compliance with Executive Order 11988.

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” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

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

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

Step 1 – Initiate Consultation

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

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Confederated Tribes and Bands of the Yakama Nation Response Period Elapsed
- ✓ Confederated Tribes of the Warm Springs of Oregon Response Period Elapsed

- | | |
|---|-------------------------|
| ✓ Duwamish Tribe | Completed |
| ✓ Muckleshoot Indian Tribe | Response Period Elapsed |
| ✓ Puyallup Tribe | Response Period Elapsed |
| ✓ Snoqualmie Indian Tribe | Response Period Elapsed |
| ✓ Stillaguamish Tribe of Indians of
Washington State | Response Period Elapsed |
| ✓ Tulalip Tribe | Response Period Elapsed |

Other Consulting Parties

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

The federal TDAT website was consulted to determine notification requirements for Federally--recognized tribes with interest in this location. In addition, the non-federally recognized Duwamish tribe was notified as King County is known to be in their area of interest. Please see SV-Affordable Senior Housing Tribal Notification summary.pdf for information in Screen Summary.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

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

See Figure 10. The Historic Properties APE covers 31845 West Carnation Street and adjoining rights-of-way where improvements will be made for parking.

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

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

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

See the attached Cultural Resources Survey. This survey concluded that no historic properties are recorded within the proposed project area. The cultural resource assessment included an archival and literature review, tribal coordination, and a field survey of the project area.

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

Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

See the attached Cultural Resources Survey. This survey concluded that no historic properties are recorded within the proposed project area. The cultural resource assessment included an archival and literature review, tribal coordination, and a field survey of the project area.

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

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

Document reason for finding:

No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

See the attached Cultural Resources Survey. This survey concluded that no historic properties are recorded within the proposed project area. The cultural resource assessment included an archival and literature review, tribal coordination, and a field survey of the project area. Also attached are correspondence with DAHP and THPOs. DAHP has concurred that no historic properties will be affected. The Duwamish have requested implementation of an inadvertent discovery plan for archeological finds during the construction phase. This is already a standard practice with King County's HUD-funded projects involving ground disturbance. See SV-Affordable Senior Housing Tribal Notification summary.pdf for more information. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[WISAARD-31845WCommercial-Map-2-24-2023.jpg](#)

[Unanticipated Discovery Plan-WCHUB-draft.pdf](#)

[SVSCParkingStrip.jpg](#)

[SVSCParking Lot.jpg](#)

[SVSCHousing-SiteWest2.jpg](#)

[SVSCHousing-SiteWest.jpg](#)

[SVSCHousing-SiteEast.jpg](#)

[SVSC-Housing-Infrastructure-IMAP-2-24-2023.jpg](#)

[SVSCAlley.jpg](#)

[SV-Affordable Senior Housing Tribal Notification summary.pdf](#)

[Sno-Valley Tribal Files.pdf](#)

[Sno-Valley Tribal Correspondence.pdf](#)

[EZ1 FORM - 106 fillable rev July2021.pdf](#)

[DAHPsigned_EZ1 FORM - 2102 fillable final_1.pdf](#)

[DAHP determination for house.pdf](#)

[20230228 City of Seattle King County Sno-Valley SC Affordable Housing Duwamish Tribe SEPA Comments.pdf](#)

[2023-03-01469_030623.pdf](#)

[ASM Archeo Report 9-6-22.pdf](#)

[Fig 10 DAHP.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

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

Indicate the findings of the Preliminary Screening below:

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

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

No major roadways are located within 1,000 feet of the project site, and no railroads are located within 3,000 feet. Figure 11 shows the transportation layer from the EPA NEPAAssist web server. The nearest airport is located almost 30 miles to the southwest of the project site. No noise generators are located within the threshold distances of the project. The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Fig 11 Noise.pdf](#)

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

Figure 12 shows the locations of the nearest sole source aquifers with respect to the project site. The site is not located on a sole source aquifer. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Fig 12 Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by 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.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary
Compliance Determination**

The National Wetlands Inventory shows no wetlands on or adjoining the site, and no indications that they may be present were noted during the site visit. This project will redevelop an urban site and will manage stormwater by infiltration, so nearby hydrology is unlikely to be affected. Figure 13 shows the NWI map of the area. The project is in compliance with Executive Order 11990.

Supporting documentation

[Fig 13 Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

Figure 14 shows that the nearest Wild and Scenic River to the project site is the Middle Fork Snoqualmie, which is located approximately 15 miles to the southeast. No impacts to Wild and Scenic Rivers are anticipated from this project. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Fig 14 Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.No adverse environmental effects were identified during the NEPA Environmental Assessment. The U.S. Environmental Protection Agency EJ Screen report for the project area is attached to this submittal (source: <https://ejscreen.epa.gov/mapper/>). In the project area, 12% of the population is listed as low-income, compared to 24% for the State of Washington as a whole. Adding affordable senior housing units to Carnation will increase the economic diversity of the area and help HUD-presumed benefit population.

Supporting documentation

[EJScreen Report.pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- ✓ No