

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

Project Information

Project Name: Sunset-Gardens-KC-KCHA

HEROS Number: 900000010241504

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

RE Preparer: David Mecklenburg

State / Local Identifier:

Certifying Officer Jaclyn Moynahan
r:

**Grant Recipient (if different than Responsible
Entity):**

Point of Contact:

**Consultant (if applicab
le):**

Point of Contact:

Project Location: 2900 NE 10th St, Renton, WA 98056

Additional Location Information:

The project is located in Renton Highlands in a fully developed urban area. The site sits on a transition point between commercial and residential areas, zoned "Center Village"

Direct Comments to:

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

The Renton Housing Authority is proposing to develop a mixed-use building at 2900 NE 10th Street in Renton, Washington (project). The proposed building will be four stories and will contain 76 affordable housing units with approximately 13,645 square feet of ground floor space occupied by Renton Housing Authority services staff. The existing 13,416-square-foot Renton Housing Authority building will be demolished. The project will utilize 38 VASH Vouchers from King County Housing Authority and 37 Section 8 Vouchers from Renton Housing Authority

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

Affordable housing continues to be a major issue in King County, especially housing for seniors, veterans and homeless. Someone who intersectionally experiences these conditions is particularly at risk. For seniors, severe cost burden adds to the challenges of being able to age in place and to afford assistance and health care costs as needed. According to the King County Regional Affordable Housing Task Force 2019 Report: "In terms of age, King County's youngest and oldest residents are most likely to be severely cost burdened. Among households where the head of household is under 25 years old, 35 percent are severely cost burdened. Among those households over 65 years old, 20 percent are severely cost burdened. For younger households, severe cost burden limits their ability to meet their basic needs, which means they will struggle to save to purchase a home, pay for higher education, or make other investments that will improve their economic prospects throughout their lives. For seniors, severe cost burden adds to the challenges of being able to age in place and to afford assistance and health care costs as needed." (P. 15) The project purpose is to provide affordable housing and improve Renton Housing Authority administration office space within the Sunset Area of the City. The project will provide 76 affordable housing units, and the community service facility space will be used to provide services to residents of Sunset Gardens, as well as other community residents. These services, including rental administration assistance, low-income housing management and development, and resident services, are expected to improve the quality of life for community residents. Sunset Gardens is a component of the Sunset Area, which was subject to planned action that includes redevelopment to meet changing community needs and market demand. The Sunset Area was developed as publicly funded housing to support workers in defense-related industries during World War II and grew to include multi-family housing, schools, shopping areas, and civic buildings. For several decades, the Sunset Area was a stable neighborhood, but over time homeownership declined, housing maintenance was deferred, and social support systems decreased. Revitalization plans were initiated by the City of Renton starting in 2006 and are ongoing.

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

The current location of the Renton Housing Authority Administrative Office sits on the frontier of a commercial/shopping corridor and residential housing to the east of it.

Sunset Avenue is a major arterial serving the Renton Highlands and winds through the area. The location of the admin office would make an excellent multi-unit housing project, which is what the Housing Authority is planning to do. The overall development of the Sunset Area by the RHA and its development partners began with Sunset Area Community Investment Strategy outlining a series of implementation priorities, the first of which was to complete a Planned Action for the Sunset Area, which was adopted in 2011. The Planned Action analyzed redevelopment alternatives for the Sunset Area including complete street improvements for SR 900, a sub-regional storm water system based on low-impact development principles, and redevelopment of the outdated Sunset Terrace public housing project into a mixed-income development. Sunset Oaks is currently under construction and Sunset Gardens will be the 76 unit Senior Housing component in the neighborhood. Public service infrastructure investments in the Planned Action Study Area include: planned or anticipated upgrades to NE Sunset Boulevard and other local streets, stormwater drainage systems, neighborhood parks and recreation facilities, and neighborhood community facilities. Without developments such as Sunset Gardens, which is reusing existing developed property, either new undisturbed land will be developed, or not at all increasing the risk of senior homelessness in the Renton area.

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

- [RAH Report Print File Updated-102819.pdf](#)
- [Renton Zoning Map.pdf](#)
- [View-SouthWest-Sunset-Gardens.jpg](#)
- [SunsetGardens-View-West-Neighborhood.jpg](#)
- [SunsetGardens-ViewWest.jpg](#)
- [SunsetGardens-Viewnorth.jpg](#)
- [SunsetGardens-ViewNorth2.jpg](#)
- [SunsetGardens-View-East-and-ParkingLot.jpg](#)
- [SunsetGardens-Google-Earth-Basic.jpg](#)
- [KC-ParcelViewer-Map-7227900075-SunsetGarden.jpg](#)
- [KC-ParcelViewer-Aerial-7227900075-SunsetGarden.jpg](#)
- [Detail_7227900075_02-17-2022.PDF](#)
- [Conceptual-View.jpg](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
14.871	Public Housing	Project-Based Voucher Program
14.879	Public Housing	Project-Based Voucher Program
M-21-DC-53-0200	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,340,940.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$50,000,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is: 12,171.84 feet from Civilian Renton Municipal Airport, 9 miles from SeaTac International Airport, 7.72 miles from Boeing Field, and over 40 miles from Joint Base McChord. The project is in compliance with this Law and Authority.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood

<p>Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>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.</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>Attached screenshot from NEPAssist website and documentation shows that the project is located within the maintenance area for carbon monoxide (CO) and ozone (O). However, the Washington State Department of Ecology Maintenance State Implementation Plan website show that the Seattle-Tacoma maintenance area for CO and O, both of which encompass the project location, ended in 2016. 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. NEPAssist: https://nepassisttool.epa.gov/nepassist/nepamap.aspx. Accessed February 25, 2022 WA Dept of ecology listing, https://ecology.wa.gov/Regulations-Permits/Plans-policies/State-implementation-plans/Maintenance-SIPs. Accessed January 4, 2022.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. Per HUD Environmental Office for Region X: "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</p>

		<p>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." The project is in compliance with the Coastal Zone Management Act. The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Phase I Environmental Site Assessment was completed for the project site in September 2019 that "revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project." (EMG 2019). A Hazardous Materials Survey report was completed by PBS in September 2021 for the commercial office building that is planned to be demolished and replaced as part of the project. The following findings were documented in the report: * Asbestos containing materials (ACMs) may be present in floor mastic and there is the possibility of ACMs in concealed locations that were unable to be inspected during the site survey. PBS recommends that any ACMs (if present) in floor mastic be removed prior to construction activities, only by a qualified Washington State licensed asbestos abatement contractor according to applicable local, state and federal regulations (not limited to WAC 296-62-077). In the event that suspect ACMs are encountered during construction in concealed locations, contractors should stop work</p>

		<p>immediately and inform the owner promptly for confirmation testing. All untested materials should be presumed asbestos-containing or tested for asbestos content prior to impact during construction. * Mercury-containing fluorescent lamps are present at this site. Approximately 300 four-foot fluorescent light tubes were identified during the site survey. PBS recommends that all fluorescent lamps be carefully handled to avoid breakage, and disposed of in accordance with the contract documents and applicable regulations during demolition activities. Washington Department of Safety and Health training requirements, engineering controls and disposal practices shall be followed when performing this work. * Lead was not found in representative painted coatings. However, painted coating may exist in inaccessible areas or in secondary coatings. Unidentified paint coatings should be considered lead containing until sampled or proven otherwise. * "No PCB" labeling was observed on all light fixture ballasts inspected. PBS recommends all ballasts be inspected prior to disposal during construction. If any magnetic ballasts are present, they should be presumed to contain PCBs and properly removed and disposed of. Recommendations and applicable laws will be followed during project activities as follows: PBS recommendations to identify previously concealed hazardous materials will be followed. *Asbestos: State and federal regulations WAC 296-62, 296-65, local clean Air Pollution Agency rules, AHERA 40 CFR 763, OSHA 29 CFR and US EPA NESHAP 40-CFR Part 61. *Mercury: Washington Department of Safety and Health requires specific training, RCRA metals training for worker protection,</p>
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		<p>handling, engineering controls and disposal practices. * Lead: Washington Labor and Industries regulations for Lead in Construction (WAC-62-155) * PCBs: WAC 173-303 Dangerous Waste Regulations and 40 CFR Part 761 Subpart D. * All waste shall be handled in accordance with WAC 173-303. References: Ecology. 2019. Tacoma Smelter Plume Model Remedies Guidance. State of Washington Department of Ecology, July 2019. EMG. 2019. Phase I Environmental Site Assessment, Proposed Sunset Gardens, 2900 NE 10th Street, Renton, WA. EMG Corp. September 6, 2019. PBS. 2021. Hazardous Materials Survey Report, Sunset Gardens Commercial Office Building. PBS. September 9, 2021. EnviroFACTS: https://enviro.epa.gov/</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. The new facility will reduce the overall impervious surface from 1.008 acres to .857 acres. The existing structure produces more stormwater runoff which may impact endangered species when compared to the proposed structure. NMFS has one conservation recommendation: to reduce the impact of excess stormwater runoff on the site consider planting native trees in the landscaped areas. Trees intercept rainfall which helps to reduce surface runoff by delaying it's contact to the ground. Trees also use soil moisture for evapotranspiration which increases the water holding capacity of the soil and helps delay supersaturation during large rainfall events. The stormwater generated from the parking lot, pedestrian walkways, amenity areas, retaining walls, and landscaped areas will be treated through new infiltrating bioretention plants and gravel filled</p>

		<p>infiltration trenches which will discharge into drainage sub-basins. Roof runoff will be drained into the gravel filled trench. Pedestrian walkways will also be constructed using permeable pavers for the same purpose of water retention. 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>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The following resources were reviewed to determine the presence or planned addition of tanks within a 1 mile radius of the project location: Google Earth to identify tanks within a 1-mile radius of the project location. Screenshot of image is attached showing location of tanks identified. Review results: Assumptions: Tanks under 1,000 and disregarded as not covered by the regulation. Five such tanks were identified. When contents of a tank could not be ascertained with certainty, diesel was assumed as the contents in order to maintain a conservative estimate of reasonable distance. Findings: Five Kenworth Truck Company is located approximately 4,800 feet from the project location. A tank present on the property has an estimated volume of 100,000 gallons. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 100,000 gallon tank is 1,884 feet, which is below the distance of 4,800 feet between the tank and the subject property. Additionally, the Kenworth site is located substantially below the Sunset Gardens site. Platt Electric Supply is located approximately 4,386 feet from the project location. A tank present on the property has an estimated volume of 8,000 gallons.</p>

		<p>HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 8,000 gallon tank is 658 feet, which is below the distance of 4,386 feet between the tank and the subject property. Lakeside Boat Service, Inc. is located approximately 4,668 feet from the project location. A tank present on the property has an estimated volume of 12,000 gallons. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 12,000 gallon tank is 779 feet, which is below the distance of 4,668 feet between the tank and the subject property. A set of 2 tanks with volume of approximately 2,000 gallons were identified located at Lakeside Boat Service, Inc., approximately 4,495 feet away from the project location. HUD's Acceptable Separation Distance (ASD) Tool was used to determine ASD. The ASD for a 2,000 gallon tank is 370 feet, which is below the distance of 4,495 feet between the tank and subject property. A set of six tanks west of the Lakeside Boat Service, Inc. property are located approximately 4,808 feet from the project location. The tanks had an estimated volume of 240,000 gallons each. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 240,000 gallon tank is 2,713 feet, which is below the distance of 4,808 feet between the tanks and the subject property. References: Google, Inc. Google Earth Pro. accessed January 7, 2022. HUD. 2020. Acceptable Separation Distance Electronic Assessment Tool. https://www.hudexchange.info/programs/environmental-review/asd-calculator/. Accessed January 7, 2022. The Separation Distance from the</p>
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		project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is within the urbanized area around Seattle, as shown on the Census Map and NEPAAssist maps and therefore an exemption applies: USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as [...] lands identified as "urbanized area" (UA) on the Census Bureau Map The project is in compliance with the Farmland Protection Policy Act. (Reference: https://www.hudexchange.info/programs/environmental-review/farmlands-protection/) & https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua80389_seattle_wa/ Note: 2020 Census Urban areas not defined as of writing. 2/28/2022
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	King County is deferring to the City of Renton, as a Responsible Entity who has initiated contact with the SHPO (DAHP) and Tribes and we agree with their conclusions and methods and the findings they came to. No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. See attached file. The noise level was acceptable: 65.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is located on a sole source aquifer. Project includes construction of 76 multi-family residential units and a portion of the ground floor occupied by offices. The project will be constructed to replace an already existing office

		<p>building and no activities are planned which will have an adverse impact on the aquifer or streamflow source area. Project will be connected to public water and sanitary sewer. Stormwater plans include infiltration biofilter planting and onsite Filterra system. Covenants will be in place that prohibit use of leachable metals in building materials, and require inspection, maintenance, and best management practices of drainage facilities. No injection wells will be used. City of Renton. 2021. Declaration of Covenant Prohibiting Use of Leachable Metals, Renton Housing Authority. City of Renton December 12, 2021. City of Renton. 2021. Declaration of Covenant For Inspection and Maintenance of Drainage Facilities and On-Site BMPs, Renton Housing Authority. City of Renton October 19, 2021. KPFF. 2021. Renton Sunset Gardens Road & Paving Plan, 2900 NE10th St. Renton, WA. KPFF Consulting Engineers. October 19, 2021.</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 proposed project includes replacement of fill and sod in existing landscaped areas and regrade below perimeter fencing; however, US Fish and Wildlife Service (USFWS) National Wetlands Inventory mapping shows that the project does not overlap any wetland areas. Reference: USFWS. Wetlands Mapper. https://www.fws.gov/wetlands/data/mapper.html. Accessed December 24, 2021. The project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The closest NWSRS river is the Middle Fork of the Snoqualmie which is over 36 miles away (and empties into a different tributary) See NEPAAssist map. The project is in compliance with the Wild and Scenic Rivers Act.</p>

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.

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	This high-density residential development is compatible with the purpose of the Center Village Zone in which it is located, which is "to provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity" and allow "complementary, high-density residential development."	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	A geotechnical report was developed for the project site by Otto Rosenau & Associates, Inc. (ORA) in October 2021. ORA's infiltration testing confirmed that the proposed infiltration facilities are feasible to treat surface water for the proposed building. ORA also presented recommendations to ensure soil suitability is maintained during construction and associated with the completed project. Recommendations in	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		the geotechnical report will be followed in project construction plans.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	No hazards or nuisances will result from this project. Construction will be conducted in compliance with all relevant requirements for safety and noise regulations.	
Energy Consumption/Energy Efficiency	2	The proposed project will be provided electricity. The completed facility will be weatherized/insulated and will include energy-efficient lighting and appliances where practicable.	
SOCIOECONOMIC			
Employment and Income Patterns	1	This project will provide affordable housing and maintain office space for use by the Renton Housing Authority. The proposed project will support residents who are in a lower income category. The project will provide some employment opportunities during construction and after completion.	
Demographic Character Changes / Displacement	1	The project is located in a developed urban area near businesses. The project would not displace any current residents and conforms to applicable zoning. This project will provide affordable housing, which will assist residents who face higher likelihood of displacement from rising costs to remain in the city; and will maintain office use by the Renton Housing Authority.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Because the proposed project will increase residential housing capacity, a demand for educational and cultural services and facilities may be associated with residents. However, services provided by educational facilities will not be adversely affected due to the size of the project, its clientele who are not expected to make heavy demands on Education Facilities and its conformance	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.	
Commercial Facilities (Access and Proximity)	1	The site is located close to commercial facilities, and new residents may have a small, but positive, impact on local commercial businesses.	
Health Care / Social Services (Access and Capacity)	2	Because the proposed project may increase residential population slightly, a demand for health care and social services and facilities may increase. However, it is expected that the incremental increase in demand can be met by existing capacity.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The site has onsite garbage pickup and is in conformance with applicable zoning. Solid waste services will not be adversely affected. Waste created by construction and by the completed project will be hauled off site and disposed of at permitted facilities. Because the proposed project may slightly increase residential population, a demand for recycling services and facilities may be associated with program participants. However, recycling services will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Access to municipal waste water/sanitary sewer service will be provided to the proposed project. Waste water/sanitary sewer services will not be adversely affected because the project is in conformance with existing zoning, and it is expected that the incremental increase in demand will be met by the existing system capacity.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Water Supply (Feasibility and Capacity)	2	Access to City water supply will be provided to the proposed project. Water supply will not be adversely affected as the project is in conformance with existing zoning, and it is expected that water needs at the site will be met by the existing water supply capacity.	
Public Safety - Police, Fire and Emergency Medical	2	A demand for public safety services, including police, fire, and emergency medical services, may increase slightly with this project increasing housing supply. However, public safety services will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed project may slightly increase demand on local parks and open space, and it is expected that the incremental increase in demand can be met by the existing capacity. The project provides a plaza for passive recreation/open space.	
Transportation and Accessibility (Access and Capacity)	2	The project area is served by several King County Metro bus routes within walking distance. The closest stop is Route 111 at NE 10th Street & Index Avenue NE, approximately 80 feet from the project site. Residents/employees using the completed project may use public transit and it is expected that the incremental increase in demand can be met by the existing capacity. No adverse impact to transit or other transportation networks is anticipated. The project is on land that was already developed, so the project will not affect public access to neighboring facilities, businesses, or service facilities. Therefore, the project will have no adverse effects to accessibility.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The proposed project is located in an urban setting and there are no unique natural features or agricultural lands in the project vicinity. The proposed project will not discharge or draw from any groundwater. No surface waters occur in the project area, and stormwater runoff will be managed as necessary to avoid adverse impact to surface waters. Covenants will be in place that prohibit use of leachable metals in building materials, and require inspection, maintenance, and best management practices of drainage facilities. Therefore, no adverse effects on natural features or water resources are anticipated.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project is located within a developed urban corridor. Seven significant trees are set to be removed on the site, but new landscaped areas are planned around the perimeter of the building and in the open plaza, including new tree plantings in all planned landscape areas.	
Other Factors	2	None Identified	

Supporting documentation

[RS Geotechnical Report 211019 v1.pdf](#)

[Zoning Map Details.docx](#)

Additional Studies Performed:

(Studies uploaded in either relevant Law and Authority Sections or Environmental Assessment Factors Screens) EMG. 2019. Phase I Environmental Site Assessment, Proposed Sunset Gardens, 2900 NE 10th Street, Renton, Washington 98056. EMG Corporation. September 6. KPFF. 2021. Renton Sunset Gardens Technical Information Report, Civil Construction Permit. KPFF Consulting Engineers. October. PBS. 2021. Hazardous Materials Survey Report, Sunset Gardens Commercial Office Building. PBS Engineering and Environmental Inc. September 9. Transportation Solutions, Inc. 2020. Trip Generation and Project Scoping, Sunset Gardens. December 17. Transportation Solutions, Inc. 2021. Sunset Gardens Traffic Impact Analysis.

April. ORA. 2021. Geotechnical Engineering Report, Proposed Affordable Housing Development, Sunset Gardens, 2900 NE 10th Street, Renton, Washington. Otto Rosenau & Associates, Inc. October 18.

Field Inspection [Optional]: Date and completed
by:

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

AirportIQ 5010. 2022. <https://www.airportiq5010.com/5010Web/>. Accessed January 28, 2022. Barnard Dunkelberg & Company. King County International Airport FAR Part 150, Boeing Field/King County International Noise Contour Map. <https://kingcounty.gov/~-/media/services/airport/documents/part-150/bfi-part-150-complete-04.ashx?la=en>. 2002. Barnes Sr., Chris. Transportations Operations Manager for City of Renton. "RE: Sunset Blvd and 10th Street Traffic Data." Email correspondence to Amy Maule at Landau Associates. January 10, 2022. City of Auburn/Century West. 2015. Auburn Airport Master Plan. https://centurywest.com/wp-content/uploads/2018/08/Part-2a-Auburn-AMP-final-report_digital-sm.pdf/. May. City of Renton. 2021. Environmental Review Committee Memo. City of Renton. 2022. City of Renton COR Maps: Land Use and Zoning. <https://maps.rentonwa.gov/Html5viewer/Index.html?viewer=cormaps>. Accessed January 20, 2022. City of Renton. 2021. Declaration of Covenant Prohibiting Use of Leachable Metals, Renton Housing Authority. December 12. City of Renton. 2021. Declaration of Covenant For Inspection and Maintenance of Drainage Facilities and On-Site BMPs, Renton Housing Authority. October 19. City of Renton. Renton Municipal Airport Noise Contour Map. https://rentonwa.gov/city_hall/public_works/renton_municipal_airport/master_plan/. 2018. City of Renton. 2010. Sunset Area Community Planned Action, Environmental Impact Statement, Volume 1. December. Ecology website. 2021. "What's in My Neighborhood" app. <https://apps.ecology.wa.gov/neighborhood/>. Washington State Department of Ecology. Accessed January 3, 2022. Ecology. 2019. Tacoma Smelter Plume Model Remedies Guidance. Washington State Department of Ecology. July. EMG. 2019. Phase I Environmental Site Assessment, Proposed Sunset Gardens, 2900 NE 10th Street, Renton, Washington 98056. EMG Corporation. September 6. FAA. 2013. Port of Seattle - Sea-Tac International Airport Noise Contour Map. https://www.faa.gov/airports/environmental/airport_noise/noise_exposure_maps/. December 13. FEMA Flood Map Service Center. <https://msc.fema.gov/portal/home>. Federal Emergency Management Agency. Accessed December 24, 2021. Google, Inc. Google Earth Pro. Accessed January 7, 2022. HUD. 2020. Acceptable Separation Distance Electronic Assessment Tool. <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>. US Department of Housing and Urban Development. Accessed January 7, 2022. HUD. 2022. HUD Day/Night Noise Level Calculator.

<https://www.hudexchange.info/environmental-review/dnl-calculator/>. US Department of Housing and Urban Development. Accessed January 7, 2022. KPFF. 2021. Renton Sunset Gardens Road & Paving Plan, 2900 NE 10th St. Renton, Washington. KPFF Consulting Engineers. October 19. National Wild and Scenic Rivers System. <https://www.rivers.gov/map.php>. Accessed December 24, 2021. NEPAAssist Website: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx> Accessed January 7, 2022. Renton Housing Authority website. "Redevelopment." <https://www.rentonhousing.org/redevelopment-1>. Accessed January 13, 2022. SMR Architects/Fazio Associates, Inc. 2021. Groundplane Landscape Plan. October 19. HUD Environmental Guidance website. <https://www.hud.gov/states/shared/working/r10/environment>. US Department of Housing and Urban Development. Accessed July 22, 2021. USFWS. Wetlands Mapper. <https://www.fws.gov/wetlands/data/mapper.html>. US Fish & Wildlife Service. Accessed December 24, 2021. Ecology. <https://ecology.wa.gov/Regulations-Permits/Plans-policies/State-implementation-plans/Maintenance-SIPs>. Washington State Department of Ecology. Accessed January 4, 2022.

List of Permits Obtained:

Planned Action Approval, City of Renton Environmental Review Committee

Public Outreach [24 CFR 58.43]:

A Public hearing was held on August 17th, 2021, via Zoom. Participants were general public.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project will not cause any adverse environmental impacts and will not result in a significant impact on the quality of the environment.

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

An initial site plan was conceptualized to determine the feasibility of the project for the funding application. Subsequent site plans were developed as a result of an iterative design process between the project's experts, project partners, and community to accurately assess and determine the needs of the community. The project sought design input from the public and the City of Renton. The site plan has been refined based on the community feedback, and modifications may occur until the final site plan is complete and approved for permitting.

No Action Alternative [24 CFR 58.40(e)]

If no action is taken at the site, the parcel would continue to be used as offices for City of Renton Housing Authority or eventually redeveloped with commercial businesses or other uses compatible with current zoning. There would continue to be a demand for

affordable housing in this area in the absence of the proposed project, especially by at-risk seniors and veteran-seniors.

Summary of Findings and Conclusions:

The proposed project will not cause any adverse environmental impacts and will not result in a significant impact on the quality of the environment. The project will provide affordable housing that is needed in the community.

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

For Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff, project will implement geotechnical engineering measures (upload in Environmental Assessment Factors). For Contamination and Toxic Substances: If found, Recommended measures and applicable laws will be followed during demolition in identifying, removing, and disposing of known and previously unknown hazardous building materials. Owing to ground disturbance, an Unanticipated Discovery Plan will be included as part of Construction Documents. (See Laws and Authorities: Historic Preservation Section for Upload).

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is: 12,171.84 feet from Civilian Renton Municipal Airport, 9 miles from SeaTac International Airport, 7.72 miles from Boeing Field, and over 40 miles from Joint Base McChord. The project is in compliance with this Law and Authority.

Supporting documentation

[Distance-SunsetGardens2SeaTacAirport.jpg](#)

[Distance-SunsetGardens2RentonAirport.jpg](#)

[Distance-SunsetGardens2JBMcChord.jpg](#)

[Distance-SunsetGardens2BoeingField.jpg](#)

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:

[SunsetGardensFIRM-53033C0981G-Firmette.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.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
<p>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.</p>	<p>Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))</p>	<p>40 CFR Parts 6, 51 and 93</p>

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

Attached screenshot from NEPAassist website and documentation shows that the project is located within the maintenance area for carbon monoxide (CO) and ozone (O). However, the Washington State Department of Ecology Maintenance State Implementation Plan website show that the Seattle-Tacoma maintenance area for CO and O, both of which encompass the project location, ended in 2016. 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. NEPAssist: <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>. Accessed February 25, 2022
WA Dept of ecology listing, <https://ecology.wa.gov/Regulations-Permits/Plans-policies/State-implementation-plans/Maintenance-SIPs>. Accessed January 4, 2022.

Supporting documentation

[NEPAssist Air Quality Map.docx](#)

[NEPA-Assist-SunsetGardens-AirQuality.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

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

Yes

No

3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, without mitigation

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

Yes, with mitigation

No, project must be canceled.

Screen Summary

Compliance Determination

This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. Per HUD Environmental Office for Region X: "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." The project is in compliance with the Coastal Zone Management Act. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[HUD-RegionX-CZMA-Guidance.jpg](#)

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:

Phase I Environmental Site Assessment completed for the project "revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project. To check further, EnviroMapper EPA information yielded a report of 3 businesses in the immediate area (331 feet), none of which had compliance issues. See attached reports.

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

Yes

Screen Summary

Compliance Determination

A Phase I Environmental Site Assessment was completed for the project site in September 2019 that "revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project." (EMG 2019). A Hazardous Materials Survey report was completed by PBS in September 2021 for the commercial office building that is planned to be demolished and replaced as part of the project. The following findings were documented in the report:

- * Asbestos containing materials (ACMs) may be present in floor mastic and there is the possibility of ACMs in concealed locations that were unable to be inspected during the site survey. PBS recommends that any ACMs (if present) in floor mastic be removed prior to construction activities, only by a qualified Washington State licensed asbestos abatement contractor according to applicable local, state and federal regulations (not limited to WAC 296-62-077). In the event that suspect ACMs are encountered during construction in concealed locations, contractors should stop work immediately and inform the owner promptly for confirmation testing. All untested materials should be presumed asbestos-containing or tested for asbestos content prior to impact during construction.
- * Mercury-containing fluorescent lamps are present at this site. Approximately 300 four-foot fluorescent light tubes were identified during the site survey. PBS recommends that all fluorescent lamps be carefully handled to avoid breakage, and disposed of in accordance with the contract documents and applicable regulations during demolition activities. Washington Department of Safety and Health training requirements, engineering controls and disposal practices shall be followed when performing this work.
- * Lead was not found in representative painted coatings. However, painted coating may exist in inaccessible areas or in secondary coatings. Unidentified paint coatings should be considered lead containing until sampled or proven otherwise.
- * "No PCB" labeling was observed on all light fixture ballasts inspected. PBS recommends all ballasts be inspected prior to disposal during construction. If any magnetic ballasts are present, they should be presumed to contain PCBs and properly removed and disposed of. Recommendations and applicable laws will be followed during project activities as follows: PBS recommendations to identify previously concealed hazardous materials will be followed.

*Asbestos: State and federal regulations WAC 296-62, 296-65, local clean Air Pollution Agency rules, AHERA 40 CFR 763, OSHA 29 CFR and US EPA NESHAP 40-CFR Part 61. *Mercury: Washington Department of Safety and Health requires specific training, RCRA metals training for worker protection, handling, engineering controls and disposal practices. * Lead: Washington Labor and Industries regulations for Lead in Construction (WAC-62-155) * PCBs: WAC 173-303 Dangerous Waste Regulations and 40 CFR Part 761 Subpart D. * All waste shall be handled in

accordance with WAC 173-303. References: Ecology. 2019. Tacoma Smelter Plume Model Remedies Guidance. State of Washington Department of Ecology, July 2019. EMG. 2019. Phase I Environmental Site Assessment, Proposed Sunset Gardens, 2900 NE 10th Street, Renton, WA. EMG Corp. September 6, 2019. PBS. 2021. Hazardous Materials Survey Report, Sunset Gardens Commercial Office Building. PBS. September 9, 2021. EnviroFACTS: <https://enviro.epa.gov/>

Supporting documentation

[Phase I ESA Sunset Gardens-091919.pdf](#)

[Good Faith SurveyHazMat-PBSRHA Sunset Gardens-090921.pdf](#)

[Sunset-Gardens-Envirofact-SearchResults.pdf](#)

[Sunset-Gardens-Envirofacts Search US EPA.pdf](#)

[REnton-Highlander-SunsetGardens-Detailed Facility Report.pdf](#)

[PlaidPantry-SunsetGardens-Detailed Facility Report.pdf](#)

[Highland-OneHour-Cleaners-Detailed Facility Report-2-25-2022.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:

<u>Screen</u>	The new facility will reduce the overall impervious surface from 1.008 acres to .857 acres. The existing structure produces more stormwater runoff which may impact endangered species when compared to the proposed structure. NMFS has one conservation recommendation: to reduce the impact of excess stormwater runoff on the site consider planting native trees in the landscaped areas. Trees intercept rainfall which helps to reduce surface runoff by delaying it's contact to the ground. Trees also use soil moisture for evapotranspiration which increases the water holding capacity of the soil and helps delay supersaturation during large rainfall events. The stormwater generated from the parking lot, pedestrian walkways, amenity areas, retaining walls, and landscaped areas will be treated through new infiltrating bioretention plants and gravel filled infiltration trenches which will discharge into drainage sub-basins. Roof runoff will be drained into the gravel filled trench. Pedestrian walkways will also be constructed using permeable pavers for the same purpose of water retention.	<u>Summary</u>
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Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. The new facility will reduce the overall impervious surface from 1.008 acres to .857 acres. The existing structure produces more stormwater runoff which may impact endangered species when compared to the proposed structure. NMFS has one conservation recommendation: to reduce the impact of excess stormwater runoff on the site consider planting native trees in the landscaped areas. Trees intercept rainfall which helps to reduce surface runoff by

delaying it's contact to the ground. Trees also use soil moisture for evapotranspiration which increases the water holding capacity of the soil and helps delay supersaturation during large rainfall events. The stormwater generated from the parking lot, pedestrian walkways, amenity areas, retaining walls, and landscaped areas will be treated through new infiltrating bioretention plants and gravel filled infiltration trenches which will discharge into drainage sub-basins. Roof runoff will be drained into the gravel filled trench. Pedestrian walkways will also be constructed using permeable pavers for the same purpose of water retention. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[RS Technical Information Report 211220 v2.pdf](#)

[HUD NMFS WA State Appendix Action Notification Form SunsetGardens.pdf](#)

[NMFS-USFWS Species Lists.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

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

✓ Yes

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

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The following resources were reviewed to determine the presence or planned addition of tanks within a 1 mile radius of the project location: Google Earth to identify tanks within a 1-mile radius of the project location. Screenshot of image is attached showing location of tanks identified. Review results: Assumptions: Tanks under 1,000 and disregarded as not covered by the regulation. Five such tanks were identified. When contents of a tank could not be ascertained with certainty, diesel was assumed as the contents in order to maintain a conservative estimate of reasonable distance. Findings: Five Kenworth Truck Company is located approximately 4,800 feet from the project location. A tank present on the property has an estimated volume of 100,000 gallons. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 100,000 gallon tank is 1,884 feet, which is below the distance of 4,800 feet between the tank and the subject property. Additionally, the Kenworth site is located substantially below the Sunset Gardens site. Platt Electric Supply is located approximately 4,386 feet from the project location. A tank present on the property has an estimated volume of 8,000 gallons. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 8,000 gallon tank is 658 feet, which is below the distance of 4,386 feet between the tank and the subject property. Lakeside Boat Service, Inc. is located approximately 4,668 feet from the project location. A tank present on the property has an estimated volume of 12,000 gallons. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 12,000 gallon tank is 779 feet, which is below the distance of 4,668 feet between the tank and the subject property. A set of 2 tanks with volume of approximately 2,000 gallons were identified located at Lakeside Boat Service, Inc., approximately 4,495 feet away from the project location. HUD's Acceptable Separation Distance (ASD) Tool was used

to determine ASD. The ASD for a 2,000 gallon tank is 370 feet, which is below the distance of 4,495 feet between the tank and subject property. A set of six tanks west of the Lakeside Boat Service, Inc. property are located approximately 4,808 feet from the project location. The tanks had an estimated volume of 240,000 gallons each. HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool was used to determine ASD. The ASD for a 240,000 gallon tank is 2,713 feet, which is below the distance of 4,808 feet between the tanks and the subject property. References: Google, Inc. Google Earth Pro. accessed January 7, 2022. HUD. 2020. Acceptable Separation Distance Electronic Assessment Tool. <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>. Accessed January 7, 2022. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Sunset-Gardens-Explosive BackupMaterial.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

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

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

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

No

Screen Summary

Compliance Determination

This project is within the urbanized area around Seattle, as shown on the Census Map and NEPAAssist maps and therefore an exemption applies: USDA/NRCS regulations contained at 7 CFR Part 658.2 define "committed to urban development" as [...] lands identified as "urbanized area" (UA) on the Census Bureau Map The project is in compliance with the Farmland Protection Policy Act. (Reference: <https://www.hudexchange.info/programs/environmental-review/farmlands-protection/>) &

https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua80389_seattle_wa/ Note: 2020 Census Urban areas not defined as of writing. 2/28/2022

Supporting documentation

[NEPAssist-Farmlands-SunsetGardens.jpg](#)
[DC10UA80389_003.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[SunsetGardensFIRM-53033C0981G-Firmette.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. 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):

✓ State Historic Preservation Offer (SHPO) Completed

✓ Advisory Council on Historic Preservation Not Required

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

Other Consulting Parties

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

The City of Renton, as Responsible Entity, reached out to Tribes with letter (attached below). Only three responded w/ no comments and the rest did not respond within the response period.

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 EZ-01

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

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

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

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

- Yes
- ✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

King County is deferring to the City of Renton, as a Responsible Entity who has initiated contact with the SHPO (DAHP) and Tribes and we agree with their conclusions and methods and the findings they came to. No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[Unanticipated Discovery Plan-Sunset Gardens.docx](#)

[Suquamish response.pdf](#)

[Stilliguamish Response.pdf](#)

[Snoqualmie Response.pdf](#)

[C Sunsetg Tribe Letter 220201.pdf](#)

[C DAHP Sunsetg 220201.pdf](#)

[220200667.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 65

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 65

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. See attached file. The noise level was acceptable: 65.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Backup.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

✓ Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

✓ No

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, stormwater and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review. Does your MOU or working agreement exclude your project from further review?

✓ No

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

Yes

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. Project includes construction of 76 multi-family residential units and a portion of the ground floor occupied by offices. The project will be constructed to replace an already existing office building and no activities are planned which will have an adverse impact on the aquifer or streamflow source area. Project will be connected to public water and sanitary sewer. Stormwater plans include infiltration biofilter planting and onsite Filterra system. Covenants will be in place that prohibit use of leachable metals in building materials, and require inspection, maintenance, and best management practices of drainage facilities. No injection wells will be used. City of Renton. 2021. Declaration of Covenant Prohibiting Use of Leachable Metals, Renton Housing Authority. City of Renton December 12, 2021. City of Renton. 2021. Declaration of Covenant For Inspection and Maintenance of Drainage Facilities and On-Site BMPs, Renton Housing Authority. City of Renton October 19, 2021. KPFF. 2021. Renton Sunset Gardens Road & Paving Plan, 2900 NE10th St. Renton, WA. KPFF Consulting Engineers. October 19, 2021.

Supporting documentation

[EPA Sole Source Map.docx](#)

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 proposed project includes replacement of fill and sod in existing landscaped areas and regrade below perimeter fencing; however, US Fish and Wildlife Service (USFWS) National Wetlands Inventory mapping shows that the project does not overlap any wetland areas. Reference: USFWS. Wetlands Mapper.

<https://www.fws.gov/wetlands/data/mapper.html>. Accessed December 24, 2021.

The project is in compliance with Executive Order 11990.

Supporting documentation

[NWI Map.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The closest NWSRS river is the Middle Fork of the Snoqualmie which is over 36 miles away (and empties into a different tributary) See NEPAassist map. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[SunsetGardens-WSRiver-Distance2MidForkSnoql.jpg](#)

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.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No



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: Sunset-Gardens-KC-KCHA

HEROS Number: 900000010241504

Project Location: 2900 NE 10th St, Renton, WA 98056

Additional Location Information:

The project is located in Renton Highlands in a fully developed urban area. The site sits on a transition point between commercial and residential areas, zoned "Center Village"

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

The Renton Housing Authority is proposing to develop a mixed-use building at 2900 NE 10th Street in Renton, Washington (project). The proposed building will be four stories and will contain 76 affordable housing units with approximately 13,645 square feet of ground floor space occupied by Renton Housing Authority services staff. The existing 13,416-square-foot Renton Housing Authority building will be demolished. The project will utilize 38 VASH Vouchers from King County Housing Authority and 37 Section 8 Vouchers from Renton Housing Authority

Funding Information

Grant Number	HUD Program	Program Name
14.871	Public Housing	Project-Based Voucher Program
14.879	Public Housing	Project-Based Voucher Program
M-21-DC-53-0200	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$1,340,940.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$50,000,000.00

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	Planned Action Approval, City of Renton Environmental Review Committee

Project Mitigation Plan

For Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff, project will implement geotechnical engineering measures (upload in Environmental Assessment Factors). For Contamination and Toxic Substances: If found, Recommended measures and applicable laws will be followed during demolition in identifying, removing, and disposing of known and previously unknown hazardous building materials. Owing to ground disturbance, an Unanticipated Discovery Plan will be included as part of Construction Documents. (See Laws and Authorities: Historic Preservation Section for Upload).

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: _____ Date: _____

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

Certifying Officer Signature: _____ Date: _____

Name/ Title: Jaclyn Moynahan/Interim Division Director King County Housing, Homelessness, and Community Development Division

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).