



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: PCCLT-Riverview-Acres-PC-HOME

HEROS Number: 900000010133126

Project Location: 1427 N Riverview Blvd, Tucson, AZ 85745

Additional Location Information:

Addresses are 1502 N Yavapai St., 1504 N Yavapai St., 1506 N Yavapai St., 1423 N Riverview Blvd., 1427 N Riverview Blvd. Tucson AZ 85745

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

Project is for the excavation, trenching, grading for the construction of five new housing units for low-income clients, to be constructed on existing previously developed, cleared and vacant parcels near downtown Tucson. The property has been vacant for many years in a long-established neighborhood. Property is within El Rio Acres and has been developed with, at various times, a multi-family complex and a commercial-use property. Homes will be aesthetically harmonious with the surrounding neighborhood and consistent with the scale and mass of surrounding homes. Homes will align with the existing street pattern and meet all local codes and standards and meet Energy Star standards. Each home will have three bedrooms and two bathrooms, a total of 1304sq/ft on 0.13 acres each. Construction will require minor grading, standard lot platting, utility surveys and installation, and pad install. Initial landscaping will be minimal. Parcels are contiguous and will have no inter-unit access or easements (see Assessor's map, uploaded). Access for occupants and utilities will be from the street, from Yavapai Street on the West for three units, from Riverview Blvd on the East for two units. \$363,138.00 in Pima County HOME funds.

Funding Information

Grant Number	HUD Program	Program Name
B-19-UC-04-0502	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$363,138.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,105,000.00

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	The reviews that go into each project include but are not limited to: Planning, Zoning, Engineering, Landscape, Fire, ADA, Plumbing, Solid Waste, Right of Way Improvements, Structural, Mechanical and Plumbing, Electrical, Fire, Zoning Engineering, Wastewater, Water, Transportation. The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

Mitigation Plan

The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

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: *Glenn Fournie* Date: 6/22/2020

Name / Title / Organization: Glenn Fournie / / TUCSON

Certifying Officer Signature: *Liz Morales* Date: 6/22/2020

Name / Title: Liz Morales HCO Director

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).

8.0 SUMMARY OF ASSESSMENT

8.1 Findings

This section presents our opinion regarding the probable impact to the Property from known or suspect RECs which may include current RECs, historical RECs, controlled RECs, or de minimis conditions that were identifiable from the records reviews, interviews, and site reconnaissance.

- Current Use of the Property – The Property was vacant at the time of the site reconnaissance.
- Use of Adjoining Properties – The adjoining sites consisted of residential and vacant properties from at least 1936. North Riverview Boulevard and North Yavapai Street adjoined the Property to the east and west, respectively. No RECs were identified in connection with adjoining properties.
- Historical Use of the Property – The Property was a portion of a residential tract from approximately 1935. In 2006 the tract was split into six parcels; five of the parcels comprising the Property remained vacant since approximately 1988.
- Regulatory Agency Records Review – The Property and adjoining properties were not listed in the ASTM-required regulatory databases. The facilities listed in the regulatory databases did not represent a REC to the Property based on the distance.

8.2 Conclusions and Recommendations

WT has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and a Housing and Urban Development (HUD) Noise Survey of the Survey of the five vacant residential parcels at 1423, 1427 North Riverview Boulevard, and 1502, 1504, 1506 North Yavapai Street, Tucson, Arizona (“the Property”). Any exceptions to or deletions from this practice are described in Section 9 of this report.

Phase I ESA – This ESA revealed no evidence of RECs currently in connection with the Property. WT makes no recommendations for further assessment at this time.

HUD Noise Assessment – The Noise Assessment for the Property was conducted to determine the contributions of different noise sources on the Property. The noise sources included aircraft and roadway noise. The calculated value for the Property was used to determine the acceptability of the noise environment. WT evaluated the Property and determined a DNL value of 63.8 dB, *Acceptable range*.

If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

9.0 LIMITATIONS

WT has performed its services in accordance with its contract with the Client, utilizing the degree of skill and care practiced by firms providing similar services in the locality of the Property. No other warranty or representation, either express or implied, is made. Not every property warrants the same level of assessment. The level of inquiry for this assessment was guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, reasonable limits on time and cost as specified in our contract, and the ability to obtain information that was reasonably ascertainable and practically reviewable. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, be a material detriment to the orderly completion of transactions.

Our review of third party information was limited as set forth in the discussion presented herein and was based on our actual knowledge of the information as presented. All results and opinions contained in third party information, including public records, are the sole responsibility of the entity producing the information. An evaluation of the completeness, accuracy, or appropriateness of the test methods or procedures employed by others was outside the scope of this ESA.

This assessment was limited to the identification of conditions likely to indicate RECs in connection with the Property, according to the definitions, scope and limitations contained in ASTM E 1527-13. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of an assessment according to ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of RECs.

The "User" or "Users" identified by ASTM E 1527-13, including the addressee, any third parties acknowledged in writing by WT, and recipients of reliance letters, are obligated to conduct the "Additional Inquiries" identified in 40 CFR §312.22 and ASTM E 1527-13 independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User's specialized knowledge or experience, an assessment of the

relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property.

Nothing in this ESA, nor in our contract, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition "Continuing Obligations" as required by CERCLA.

10.0 REFERENCES

10.1 Contacts

Ms. Gigi Albridge, User Representative, Tel. (520) 979-6149

Tucson Fire Department, Tel. (520) 887-1010

10.2 Reports and Publications

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-13. ASTM International; West Conshohocken, Pennsylvania; November 2013

Arizona Department of Water Resources Wells 55 Registry and online maps

Arizona Department of Environmental Quality online MegaSearch and eMaps

City of Tucson Depth to Groundwater Map, September 2019

City of Tucson Groundwater Elevation Map, September 2019

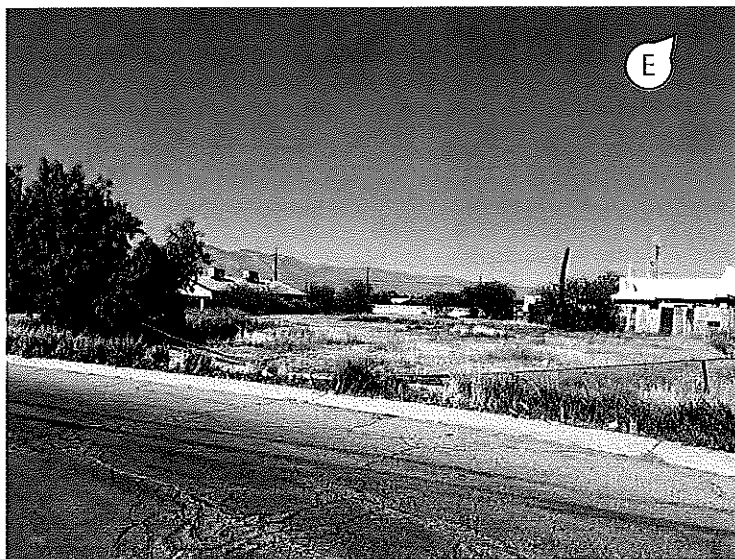
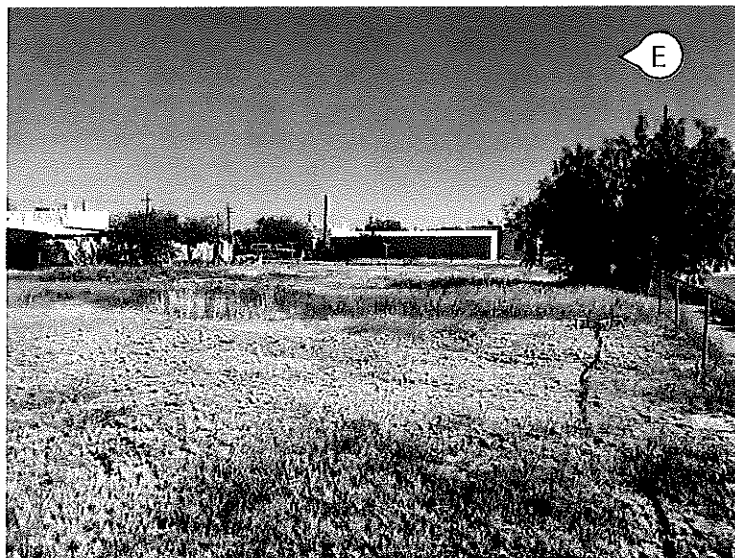
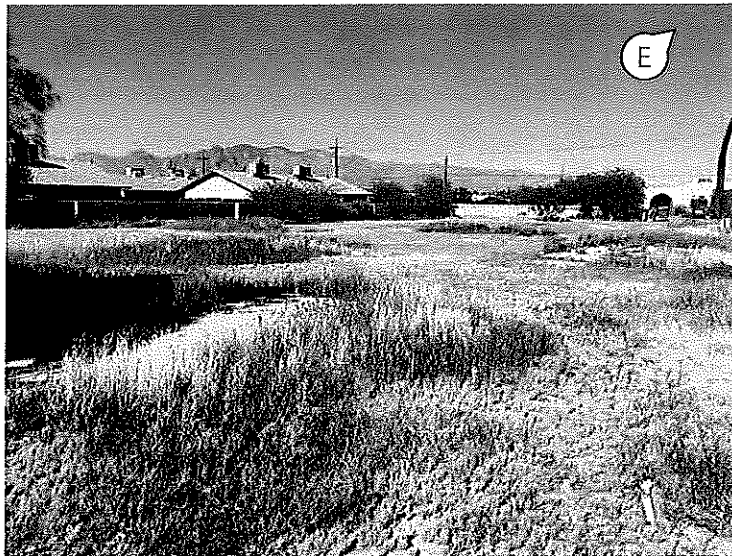
Tucson, Arizona Quadrangle, 7.5 minute series. United States Geological Survey

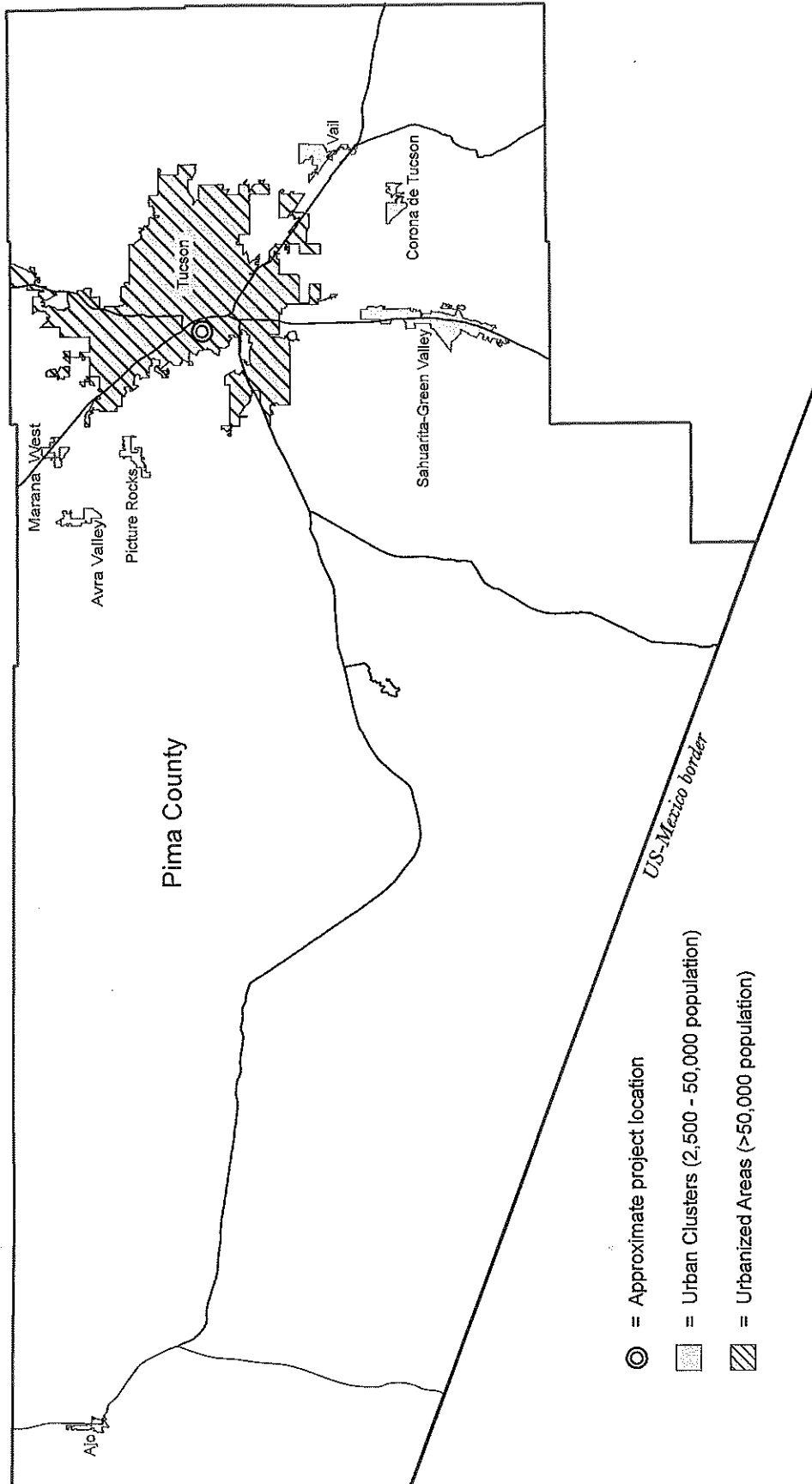
Cole, Arizona Directory Co., Digital Business city directories, ERIS

Pima County Map Guide online resources

Aerial photographs provided by Cooper Aerial Survey Co., Google Earth and Historic Aerials.com

Environmental Risk Information Services (ERIS), info@erisinfo.com, 866-517-5204





Urban Areas

U.S. Census Bureau designated Urban Areas. These are areas of high population density and urban land use resulting in a representation of the "urban footprint." There are two types of urban areas: Urbanized Areas (UAs) that contain 50,000 or more people and Urban Clusters (UCs) that contain at least 2,500 but fewer than 50,000 people. Urban Areas can be used to satisfy requirements to evaluate project impact for Farmland Protection. If a project is within an Urban Area it is in compliance with the Farmland Protection Policy Act; if a project is outside an Urban Area it should be evaluated using the NRCS Web Soil Survey tool, Farmland Classification (Part 9b). If a project is near an Urban Area boundary the map above will be supplemented with a larger scale, more detailed map showing the exact project location.

2017 TIGER/Line Shapefile, catalog.data.gov/dataset/tiger-line-shapefile-2017-2010-nation-l-s-2010-census-urban-area-national; CDNC internal



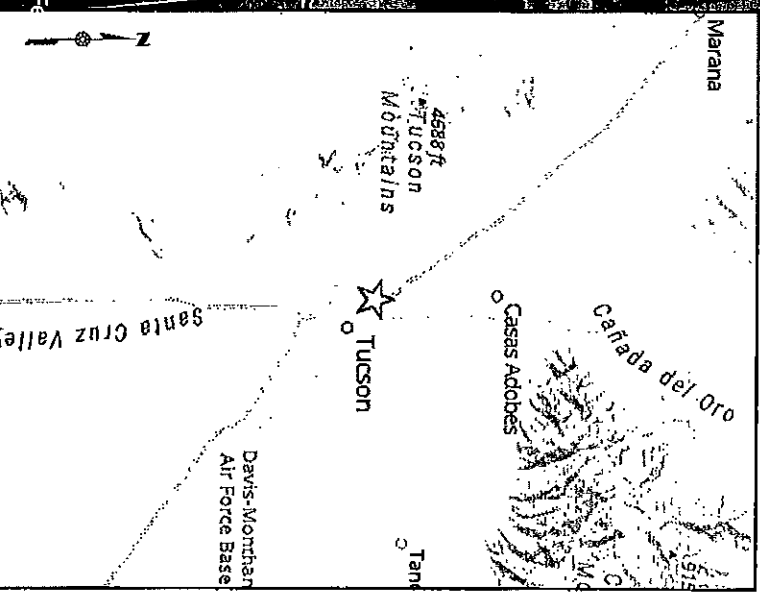
PIMA COUNTY

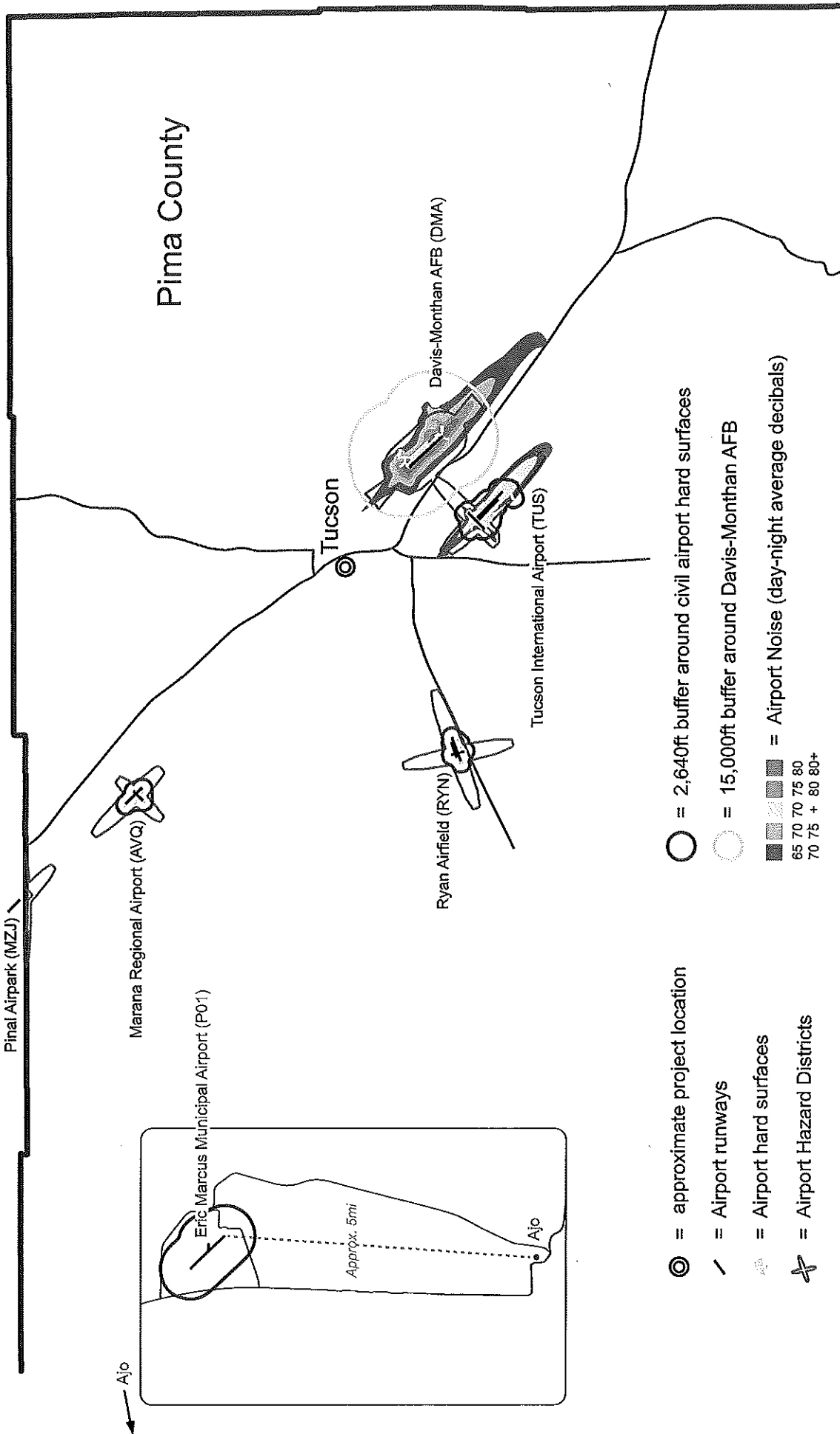
SUSTAINABILITY & CONSERVATION
CULTURAL RESOURCES & HISTORIC PRESERVATION DIVISION

**PIMA COUNTY - HUD REVIEW
MULTIPLE PARCELS - PFA LLC**

-  Parcels
-  Area of Potential Effects/Potential Septic Area

Legal Description: T14S, R13E, S2





Airport Hazards

Four civil airports and one military air base are wholly within Pima County. Three-digit unique FAA airport location identifier follows name.

City of Tucson GIS (maps2.tucsonaz.gov/html5viewer/?viewer=maptucson); CDNC internal



U.S. Fish and Wildlife Service

National Wetlands Inventory

PCCLT_parcels

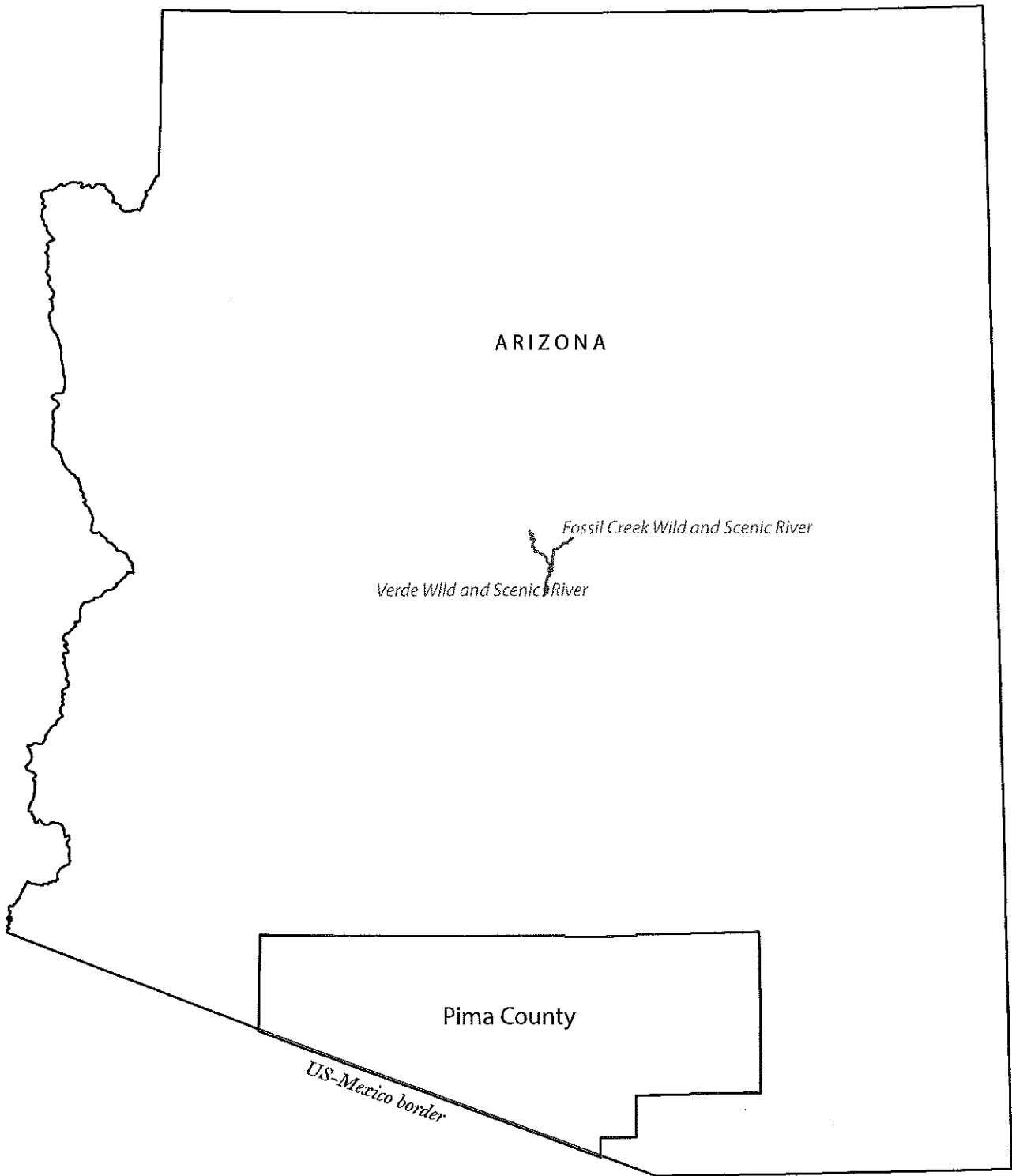


April 24, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Wild & Scenic Rivers

This project is not within proximity of a NWSRS river. Pima County has no Wild and Scenic Rivers and no waterways in the County are upstream nor downstream of the two designated rivers in Arizona. Therefore, there would be no project impact on NWSRS rivers and the project is in compliance with the Wild and Scenic Rivers Act.



PIMA COUNTY

SUSTAINABILITY & CONSERVATION
Cultural Resources & Historic Preservation Division
201 NORTH STONE AVENUE, 6TH FLOOR
TUCSON, ARIZONA 85701-1207
(520) 724-6940 FAX (520) 724-6451

RECEIVED
JAN 23 2020
ARIZONA STATE HISTORIC
PRESERVATION OFFICE

January 23, 2020

Ms. Kathryn Leonard – State Historic Preservation Officer
Arizona State Historic Preservation Office
1100 W. Washington St.
Phoenix, AZ 85007

Re: No Historic Properties Affected – Pima County – Properties located Along Yavapai St. and Riverview Bl., Tucson – United States Department of Housing and Urban Development (HUD) Community Development Block Grant Funding (CDBG)

Dear Ms. Leonard,

Pima County's Community Development and Neighborhood Conservation Department has processed an application for design and construction of new residences on five (5) contiguous privately-owned properties located:

City: Tucson (Unincorporated Pima County)
County: Pima

Legal Description: T14S, R13E, S2

PARCEL	ACREAGE
115-17-192A	0.13
115-17-192B	0.13
115-17-192D	0.14
115-17-192E	0.13
115-17-192F	0.13

The project will be funded using CDBG grant monies that are administered by HUD. The project, therefore, constitutes a federal undertaking that is subject to Section 106 of the National Historic Preservation Act and its implementing regulations defined in 36 C.F.R. 800.

Pursuant to 24 C.F.R. 58, Pima County has been delegated authority by HUD and has assumed all responsibility for compliance with Section 106 of the NHPA. Pursuant to 36 C.F.R 800.4(1), Pima County defined the Area of Potential Effects (APE) as a 0.66-acre area that represents all of the combined subject parcels (see Location Map). While all of the APE will not be affected by the subject undertaking, the area represents the maximum limits of any ground disturbance associated with the new construction. All work for the undertaking will occur within this area, and the APE will be accessed by in-use paved

roads that require no improvements. The scope of the undertaking includes the design and construction of five (5) new residences.

A preliminary review of appropriate cultural resources databases, including but not limited to the AZSITE online database administered by the Arizona State Museum and Pima County's Cultural Resources Databases, indicated that the APE had yet to be inspected for historic properties that may be eligible for inclusion on the National Register of Historic Places. Several surveys have occurred within one mile of the APE and consist of a primarily linear survey projects (see Previous Work Map).

The APE is located within close proximity of the Santa Cruz River which suggests a high likelihood for buried cultural deposits. Recent research, however, demonstrates that the prehistoric use of the floodplain in this area was favored on the east side of the river as opposed to west, although several large settlement complexes have been identified further west of the APE where the floodplain meets the bajada of the Tucson Mountains. A few sites have been previously identified in close proximity of the APE, suggesting that cultural deposits may have existed in the APE at one time. Further research of more modern use of the APE indicates that the five subject parcels composing the APE are a result of a 2006 lot split from the primary residence that is located on parcel 115-17-192C. A review of the Pima County Property Record Card for this property indicates that the residence was built in 1935. A review of historical aerial photographs, beginning in 1958, indicates that the majority of the APE has never been subject to development, however, has been subject to extensive grading through time. Aerial imagery does show that parcels 115-17-192E and 115-17-192 contain the remains of a driveway and storage pad that is visible on historic aerials as far back as 1958. Both of these features appear to have been used through the 1980s, but abandoned sometime before 2006.

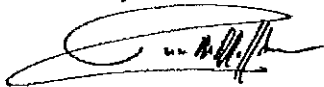
Pima County consulted with the City of Tucson's Historic Preservation Office (COT) to assist in providing any additional information related to any demolition permits that may have been acquired for the APE. COT was unable to locate any additional information from that which is presented above, and concurred that the APE has low potential for intact buried cultural resources. I personally visited the APE to inspect for any evidence of cultural resources on the surface, and confirmed that the APE has been subject to grading in the past with no evidence of cultural resources.

Based on the results of our review, combined with the scope of ground disturbance required for this undertaking, Pima County, on behalf of HUD, has determined that a cultural resources monitoring or mitigation is not warranted, and that no historic properties will be affected by the subject undertaking.

Pursuant to 36 C.F.R. 800.11(d), Pima County requests your concurrence with our determination of No Historic Properties Affected for this federal undertaking.

Please let me know if you require any additional information- (520) 724-6684.

Sincerely,



Ian M. Milliken, Program Coordinator
Ian.milliken@pima.gov



RECEIVED
1/27/20

CONCUR



Arizona State Historic Preservation Office



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Arizona Ecological Services Field Office

9828 North 31st Ave

#c3

Phoenix, AZ 85051-2517

Phone: (602) 242-0210 Fax: (602) 242-2513

<http://www.fws.gov/southwest/es/arizona/>

http://www.fws.gov/southwest/es/EndangeredSpecies_Main.html

In Reply Refer To:

April 24, 2020

Consultation Code: 02EAAZ00-2020-SLI-0759

Event Code: 02EAAZ00-2020-E-01681

Project Name: PCCLT construction lots

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The Fish and Wildlife Service (Service) is providing this list under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.). The list you have generated identifies threatened, endangered, proposed, and candidate species, and designated and proposed critical habitat, that may occur within one or more delineated United States Geological Survey 7.5 minute quadrangles with which your project polygon intersects. Each quadrangle covers, at minimum, 49 square miles. In some cases, a species does not currently occur within a quadrangle but occurs nearby and could be affected by a project. Please refer to the species information links found at:

http://www.fws.gov/southwest/es/arizona/Docs_Species.htm

<http://www.fws.gov/southwest/es/arizona/Documents/MiscDocs/AZSpeciesReference.pdf> .

The purpose of the Act is to provide a means whereby threatened and endangered species and the habitats upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of Federal trust resources and to consult with us if their projects may affect federally listed species and/or designated critical habitat. A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, we recommend preparing a biological evaluation similar to a Biological Assessment to determine whether the project may

affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If the Federal action agency determines that listed species or critical habitat may be affected by a federally funded, permitted or authorized activity, the agency must consult with us pursuant to 50 CFR 402. Note that a "may affect" determination includes effects that may not be adverse and that may be beneficial, insignificant, or discountable. You should request consultation with us even if only one individual or habitat segment may be affected. The effects analysis should include the entire action area, which often extends well outside the project boundary or "footprint." For example, projects that involve streams and river systems should consider downstream effects. If the Federal action agency determines that the action may jeopardize a proposed species or adversely modify proposed critical habitat, the agency must enter into a section 7 conference. The agency may choose to confer with us on an action that may affect proposed species or critical habitat.

Candidate species are those for which there is sufficient information to support a proposal for listing. Although candidate species have no legal protection under the Act, we recommend considering them in the planning process in the event they become proposed or listed prior to project completion. More information on the regulations (50 CFR 402) and procedures for section 7 consultation, including the role of permit or license applicants, can be found in our Endangered Species Consultation Handbook at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>.

We also advise you to consider species protected under the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668 et seq.). The MBTA prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when authorized by the Service. The Eagle Act prohibits anyone, without a permit, from taking (including disturbing) eagles, and their parts, nests, or eggs. Currently 1026 species of birds are protected by the MBTA, including species such as the western burrowing owl (*Athene cunicularia hypugea*). Protected western burrowing owls are often found in urban areas and may use their nest/burrows year-round; destruction of the burrow may result in the unpermitted take of the owl or their eggs.

If a bald eagle (or golden eagle) nest occurs in or near the proposed project area, you should evaluate your project to determine whether it is likely to disturb or harm eagles. The National Bald Eagle Management Guidelines provide recommendations to minimize potential project impacts to bald eagles:

<https://www.fws.gov/migratorybirds/pdf/management/nationalbaldeaglenanagementguidelines.pdf>

<https://www.fws.gov/birds/management/managed-species/eagle-management.php>.

The Division of Migratory Birds (505/248-7882) administers and issues permits under the MBTA and Eagle Act, while our office can provide guidance and Technical Assistance. For more information regarding the MBTA, BGEPA, and permitting processes, please visit the following: <https://www.fws.gov/birds/policies-and-regulations/incidental-take.php>. Guidance for minimizing impacts to migratory birds for communication tower projects (e.g. cellular, digital television, radio, and emergency broadcast) can be found at:

<https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/collisions/communication-towers.php>.

Activities that involve streams (including intermittent streams) and/or wetlands are regulated by the U.S. Army Corps of Engineers (Corps). We recommend that you contact the Corps to determine their interest in proposed projects in these areas. For activities within a National Wildlife Refuge, we recommend that you contact refuge staff for specific information about refuge resources.

If your action is on tribal land or has implications for off-reservation tribal interests, we encourage you to contact the tribe(s) and the Bureau of Indian Affairs (BIA) to discuss potential tribal concerns, and to invite any affected tribe and the BIA to participate in the section 7 consultation. In keeping with our tribal trust responsibility, we will notify tribes that may be affected by proposed actions when section 7 consultation is initiated.

We also recommend you seek additional information and coordinate your project with the Arizona Game and Fish Department. Information on known species detections, special status species, and Arizona species of greatest conservation need, such as the western burrowing owl and the Sonoran desert tortoise (*Gopherus morafkai*) can be found by using their Online Environmental Review Tool, administered through the Heritage Data Management System and Project Evaluation Program <https://www.azgfd.com/Wildlife/HeritageFund/>.

For additional communications regarding this project, please refer to the consultation Tracking Number in the header of this letter. We appreciate your concern for threatened and endangered species. If we may be of further assistance, please contact our following offices for projects in these areas:

Northern Arizona: Flagstaff Office 928/556-2001

Central Arizona: Phoenix office 602/242-0210

Southern Arizona: Tucson Office 520/670-6144

Sincerely,
/s/ Jeff Humphrey Field Supervisor

Attachment

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Arizona Ecological Services Field Office

9828 North 31st Ave

#c3

Phoenix, AZ 85051-2517

(602) 242-0210

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Jaguar <i>Panthera onca</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3944	Endangered
Sonoran Pronghorn <i>Antilocapra americana sonoriensis</i> Population: U.S.A. (AZ), Mexico No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4750	Experimental Population, Non- Essential

Birds

NAME	STATUS
California Least Tern <i>Sterna antillarum browni</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8104	Endangered
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is proposed critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Reptiles

NAME	STATUS
Northern Mexican Gartersnake <i>Thamnophis eques megalops</i> There is proposed critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7655	Threatened
Sonoyta Mud Turtle <i>Kinosternon sonoriense longifemorale</i> There is proposed critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7276	Endangered

Flowering Plants

NAME	STATUS
Pima Pineapple Cactus <i>Coryphantha scheeri var. robustispina</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4919	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

**Environmental Assessment
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for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: PCCLT-Riverview-Acres-PC-HOME

HEROS Number: 900000010133126

Responsible Entity (RE): TUCSON, PO Box 27210 Tucson AZ, 85726

RE Preparer: Glenn Fournie

State / Local Identifier:

Certifying Officer: Liz Morales

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 1427 N Riverview Blvd, Tucson, AZ 85745

Additional Location Information:

Addresses are 1502 N Yavapai St., 1504 N Yavapai St., 1506 N Yavapai St., 1423 N Riverview Blvd., 1427 N Riverview Blvd. Tucson AZ 85745

Direct Comments to: Glenn.Fournie@Tucsonaz.gov
310 N. Commerce Park Loop, Tucson AZ 85745

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

Project is for the excavation, trenching, grading for the construction of five new housing units for low-income clients, to be constructed on existing previously developed, cleared and vacant parcels near downtown Tucson. The property has been vacant for many years in a long-established neighborhood. Property is within El Rio Acres and has been developed with, at various times, a multi-family complex and a commercial-use property. Homes will be aesthetically harmonious with the surrounding neighborhood and consistent with the scale and mass of surrounding homes. Homes will align with the existing street pattern and meet all local codes and standards and meet Energy Star standards. Each home will have three bedrooms and two bathrooms, a total of 1304sq/ft on 0.13 acres each. Construction will require minor grading, standard lot platting, utility surveys and installation, and pad install. Initial landscaping will be minimal. Parcels are contiguous and will have no inter-unit access or easements (see Assessor's map, uploaded). Access for occupants and utilities will be from the street, from Yavapai Street on the West for three units, from Riverview Blvd on the East for two units. \$363,138.00 in Pima County HOME funds.

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

The project also supports the goals of Plan Tucson, the 2013 City of Tucson General & Sustainability Plan to provide housing, human services, public facilities, and economic development programs to address the housing needs of the most vulnerable populations (<https://www.tucsonaz.gov/pdsd/plan>), as well as the joint City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans

(https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Community%20Development%20and%20Neighborhood%20Conservation/CDNC/03192020/City%20of%20Tucson%20Pima%20County%20Consortium%20and%20%20Annual%20Action%20Plans%20for%20Public%20Comment.pdf). Housing is in very short supply in the Tucson area. This project brings five new infill housing units to an established neighborhood, developing otherwise vacant parcels into new opportunities for moderate-income homebuyers.

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

The property has been vacant for many years in a long-established neighborhood. Property is within El Rio Acres and has been developed with, at various times, a multi-family complex and a commercial-use property.

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

[1502 N Yavapai St - Google Maps 6-10-20.pdf](#)

[PCCLT_site_photos 6-9-20.pdf](#)

[PCCLT Parcel map 6-9-20.pdf](#)

[PCCLT Site Inspection Checklist 6-9-20.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
	Finding of Significant Impact

Approval Documents:

Designation of Authority Liz Morales 10-16-19.pdf
PCCLT Riverview signed 6-22-20.pdf

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-19-UC-04-0502	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$363,138.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,105,000.00

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 site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project site is more

		<p>than 4 miles from the nearest Airport Hazard District and 7 miles from the nearest runway. The project is in compliance with Airport Hazards requirements.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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>
<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. FEMA Zone X 4019C-2276 L 6/16/11. 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.</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 non-attainment status for the following: Carbon monoxide. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Project consists of minimal ground disturbance on developed land to build five new single family homes. While construction vehicles and power tools produce carbon monoxide, these emissions, given the scale and duration of the project, are very minimal and far below de minimis levels. This project is covered by Pima County-Arizona Department of Environmental Quality letter dated December 18, 2019 and addressing limited-unit dwelling</p>

		construction (uploaded). The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Phase I ESA by Western Technologies dated 4/24/20 found no RECs. Site visit by Pima County staff found no evidence of contamination or toxic materials. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. Limited-scale project activities in this long-developed and highly-disturbed urban setting would have little effect on listed species or habitat. From US Fish & Wildlife Service IPac report: "THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION."This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Project involves constructing five new housing units for low-income clients, these constructed on existing cleared and vacant parcels near downtown Tucson. The property has been vacant for many years in a

		<p>long-established developed neighborhood and is surrounded by predominantly residential land uses. The parcels have been built on in the past. A property inspection was done by County staff and no flammable or explosive hazards were found. Staff drove surrounding neighborhood streets and did not observe any identifiable flammable or explosive hazards. An aerial image review and online search located no aboveground storage tanks within one mile of the project site except for one elevated water tank 0.7 miles N of the site. Tucson Electric Power uses this tank for electrical distribution substation cooling purposes. The Phase I environmental assessment conducted for this project (Western Technologies, 06/01/2020, uploaded) did not identify any flammable or explosive hazards. 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 includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. Project is in a long-developed urban setting; the property was first developed decades ago. USDA Web Soil Survey report indicates project site is not prime farmland; area is within a US Census designated Urbanized Area. The project is in compliance with the Farmland Protection Policy Act.</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>This project does not occur in a floodplain. FEMA Zone X 4019C-2276 L 6/16/11. 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>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. SHPO memo dated 1/23/2020. 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>A Noise Assessment was conducted. The noise level was acceptable: 63.8 db. See noise analysis. Western Technologies, as part of a Phase I environmental assessment, conducted a noise assessment for the property (06/01/2020, summary uploaded). Results are presented in the Phase I assessment summary; noise assessment portion of full Phase I document uploaded. 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>The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. Project is in compliance per uploaded 1990 HUD-EPA MOU. 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 project will not impact on- or off-site wetlands. No identified wetlands are near the site. The Santa Cruz River (not flowing) is within 1/4 mile E of the project site but no feeder channels or drainages run from near the property to the river (the river is the only channel in the immediate area). The project site is flat, vacant, and has been developed before. Ground disturbance will be minimal (consisting of leveling, shallow slab form excavation, and minor utility trenching) and engineered drainage exists in the form of street drainage, any flow off the site would go to this system. The project will not impact on- or off-site wetlands. 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. Project site is far from Arizona's two designated Wild & Scenic Rivers and there is no watershed overlap nor upstream/downstream connection. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. Project is designed to provide advantageous homeownership opportunities to low- and moderate-income persons and will turn vacant land to productive use in a somewhat disadvantaged area. There were no adverse environmental impacts discovered or noted for the project. Beyond environmentally benign, this project should be considered beneficial for the neighborhood, potential owners, the City of Tucson, and Pima County. Also see Census Tract 12 map uploaded under EA Factors. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</p>

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	<p>The project is consistent with local and regional planning efforts, and has received planning and zoning approval from the City of Tucson. The site is zoned R-2 residential. The five new single-story dwellings will conform to the surrounding neighborhood in terms of overall scale density, size, and distribution. They will be similar to nearby properties in character, lot placement, and amenities. /pdsd/plan)' The project supports the joint City of Tucson-Pima County Consortium 2020-2024 HUD Consolidated Plan and FFY2020 Annual Action Plans https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Community%20Development%20and%20Neighborhood%20Conservation/CDNC/03192020/City%20of%20Tucson%20Pima%20County%20Consortium%20and%20%20Annual%20Action%20Plans%20for%20Public%20Comment.pdf.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm	2	<p>No evidence of erosion, drainage abnormalities, or storm water or other flow was evident on any of the lots during a 04/24/2020 site inspection by County staff (uploaded). Grabe soil type on the site, 0-3% grade. Western Technologies completed a Phase I environmental assessment (June 1, 2020; cover page and summary uploaded, full document available) and note no issues related to soils, slope, or water flow.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Water Runoff			
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	A site inspection by County staff (April 24, 2020, uploaded) did not reveal any obvious site hazards or nuisances. The property is vacant and weed-covered but no trash accumulations were found and no ground disturbance visible. Fencing is down along one side of the property but the site does not appear disturbed in any way. A Phase I environmental assessment (Western Technologies, 4/24/2020 makes no mention of hazard or nuisance conditions at the property. All indications are there are no existing hazards on the property that would affect site safety. Noise will be generated at the site during the construction period. This is a relatively short period, will be intermittent, and no heavy equipment will be required. There are no foreseen activities beyond those occurring during routine new home construction.	
Energy Consumption/Energy Efficiency	2	Minor increase in energy consumption incurred by five new units of single-family housing. Tucson Electric Power is the electrical service utility for the area and it will serve Riverview Acres. Utilities exist to the site boundaries. Riverview Acres homes will meet all local codes and standards and will meet Energy Star standards.	
SOCIOECONOMIC			

Environmental Assessment Factor	Impact	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Employment and Income Patterns	2	This project will create no new permanent jobs but will provide skilled employment during the construction period. The neighborhood, as roughly represented by Census Tract 12, is low-income. Any productive addition, in terms of temporary jobs and permanent homeowners, to the Tract is needed and welcome.	
Demographic Character Changes / Displacement	2	Project is in a low- moderate-income (60% low-mod), mixed race (48% minority), long-established neighborhood. Within a half mile only a handful of homes are rentals. The target population is moderate-income first time homeowners. It is not anticipated that demographic character will be altered. The new units are being constructed on vacant and uninhabited parcels, no displacement will occur. See uploaded Census Tract 12 map.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The site is well-served with educational facilities. Within 1 mile there are three elementary schools, one K-12 charter school, and two branches (main and downtown) of Pima Community College. Two middle schools are within 2 miles; two high schools are just over a mile from the property. Riverview Acres is less than 0.4 miles from the cornerstone heavily used multi-service El Rio Neighborhood Center. In addition to housing a branch of the Pima County Library, the facility is equipped with arts and crafts rooms, community room, computer lab, kitchen, lobby/TV room, pottery room, senior room, state, weight room, indoor games. Outside the facility offers a covered basketball court, patio, stage, playground, and seasonal splash pad. The site hosts community events, exhibits, and workshops, and offers a variety of education and recreation classes for youth, adults, and seniors. It also offers a senior nutrition program and transportation. Other venues for	

Envi ron men tal Asse ssm ent Fact or	I m p a c t C o d e	Impact Evaluation	M iti ga ti on
LAND DEVELOPMENT			
		cultural events and expression include actively used nearby parks and education facilities.	
Com mer cial Facili ties (Acc ess and Proxi mity)	2	Three full-service grocery stores (each with an in-store pharmacy) are within 1 mile of the project site. One stand-alone pharmacy is within 1 mile. A US Postal Service station is within 1 mile, as are numerous restaurants and goods and services businesses including a hardware store, several personal care businesses, an addiction treatment facility, gas stations, and dentists, particularly along St Marys Rd. 0.7 miles south of the site. Grant Rd to the north, just under 0.75 mile, has several restaurants, gas stations, a hardware store, and various goods and services, commercial, and light industrial concerns. There are two financial services institutions within 1.5 miles. Sun Tran, Tucson's bus system, runs a route north-south on a street less than 0.1 mile west of from the project. This route connects directly to the St Mary's Rd and Grant Rd commercial corridors south and north, as well as to the rest of the transit system. The project is well-sited in access and proximity to commercial facilities.	
Heal th Care / Socia l Servi ces (Acc ess and Capa city)	2	The site is 1 mile from Carondelet St. Mary's Hospital, a large general medical and surgical facility. The El Rio Health Center, offering comprehensive community health services (including exercise and wellness and behavioral health services), is 1.5 miles to the south. St. Elizabeth's of Hungary Health Center, 1 mile east, also offers comprehensive health care including behavioral and preventative health services. Northwest Urgent Care, located 0.75 mile away, is available for minor emergency care.	
Solid Waste Disp	2	The City of Tucson Environmental Services Department provides waste disposal and recycling services for the project area. The City provides extensive recycling options, including construction debris handling and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Solid and Recycling (Feasibility and Capacity)		recycling, landfills, green waste recycling and household hazardous waste disposal services.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Pima County Regional Wastewater and Reclamation Department provides sewer connections and wastewater service to the area. Sewer lines run down each of the project bounding streets east and west. Connections to the site have existed in the past. Greg Hitt - Pima County Wastewater Management 6/10/2020.	
Water Supply (Feasibility and Capacity)	2	Project is within the Tucson Water Obligated Service Area and Tucson Water already supplies water to the area. Prior meter connections existed to the parcels.	

Environmental Assessment Factor	Impact Category	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Capacity)			
Public Safety - Police, Fire and Emergency Medical	2	The project site is served by Tucson Police Department Sector 6 with the TPD Westside Substation 1.4 miles due north and TPD Headquarters 2 miles to the southeast. Response time varies depending on the type of call but the average time for TPD response is 5 minutes or less. Tucson Fire Department Station #4 is 0.65 mile to the northwest while TFD Station #1 (Central station) is 2 miles southeast. Average response time for TFD is 4 minutes. Tucson Fire Department confirmed service to the neighborhood and would respond to emergencies (Jim Hinrichs, TFD Fire Inspector, phone conversation, 06/12/2020). The site is 1 mile from Carondelet St. Mary's Hospital, a large general medical and surgical facility with emergency medical transport and intake. Northwest Urgent Care, located 0.75 mile away, is available for minor emergency care.	
Parks, Open Space and Recreation (Access and Capacity)	2	There is a small park with a basketball court, ramadas, and a playset 400ft north of the property. Another close park is 750ft southeast, equipped with ramadas and a softball diamond. Besides these, six municipal parks of varying sizes and amenities are found within one mile of the property. All are in good condition, well used, with a variety of features and often hosting recreational or cultural events. The linear Santa Cruz River Park runs along the Santa Cruz, 0.2 miles east of the property and other open spaces (designated or otherwise) are numerous in the surrounding area (see uploaded parcels image). The City of Tucson El Rio Golf Course is 0.5 miles from the site and next to the El Rio Neighborhood Center. This municipal facility offers low cost play and instruction. The project neighborhood is better served than most in terms of parks, open space, and recreation opportunities.	
Transportation	2	The property is well situated in terms of transportation. A City Sun Tran bus route runs north-south along the street immediately west of the site, approximately 350ft away. This route connects to St Mary's Rd commercial	

Envi ron men tal Asse ssm ent Fact or	I m p a c t C o d e	Impact Evaluation	M iti ga ti on
LAND DEVELOPMENT			
and Acce ssibil ity (Acc ess and Capa city)		corridor just under 0.75 mile to the south and the Grant Rd commercial corridor 0.75 mile to the north. Access to these corridors by street from the property is simple. The properties will offer both on site and on street parking.	
NATURAL FEATURES			
Uniq ue Natu ral Feat ures /Wat er Reso urce s	2	The site is within 0.2 miles of the riparian channel of the Santa Cruz River (and river park trail system), newly revegetating with reclaimed water. However, the site itself has no unique natural features or water resources.	
Vege tatio n/ Wildl ife (Intr oduc tion, Modi ficati on, Rem	2	No vegetation exists on the site save for low weeds, some grasses, and several small trees. No wildlife save urban birds was observed during a County site inspection (04/24/2020, uploaded) nor would any be expected for this immediate area.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
oval, Disruption, etc.)			
Other Factors			

Supporting documentation

- [PCCLT Zoning.pdf](#)
- [PCCLT site photos\(1\).pdf](#)
- [PCCLT Census Tract 12.pdf](#)
- [PCCLT facilities.pdf](#)
- [PCCLT-Pima-County-Wastewater.pdf](#)
- [PCCLT parks and open spaces.pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed

by:

Joel Viers

4/24/2020 12:00:00 AM

- [PCCLT site photos 6-9-20.pdf](#)
- [PCCLT Parcel map 6-9-20.pdf](#)
- [PCCLT Site Inspection Checklist 6-9-20.pdf](#)

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

City of Tucson Housing and Community Development Dept - Liz Morales Joyce
 Alcantar, Glenn Fournie Pima County Wastewater Management -Greg Hitt City of

Tucson Historic Preservation Office - Allison Deihl SHPO - Kathryn Leonard City of Tucson and Pima County Consortium HUD Consolidated Plan:
https://www.tucsonaz.gov/files/hcd/City_of_Tucson_and_Pima_County_FFY2015-2019_5-year_HUDConsolidated_Plan.pdf City of Tucson General & Sustainability Plan
<https://www.tucsonaz.gov/pdsd/plan-tucson>

List of Permits Obtained:

The reviews that go into each project include but are not limited to: Planning, Zoning, Engineering, Landscape, Fire, ADA, Plumbing, Solid Waste, Right of Way Improvements, Structural, Mechanical and Plumbing, Electrical, Fire, Zoning Engineering, Wastewater, Water, Transportation. The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

Public Outreach [24 CFR 58.43]:

[PCCLT Riverview contact list 6-23-20.xlsx](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The project will be a minor contributor to the projected increase in population, traffic and energy usage already anticipated for the area. The development is in an existing urban neighborhood and will use existing roadways, sewer systems, municipal water and other utilities already in place. Utilities are in place on site. No significant cumulative impacts on the environment would be anticipated from the proposed action in conjunction with other activities.

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

No alternatives other than the no action alternative were considered.

No Action Alternative [24 CFR 58.40(e)]

5 single family homes of desperately needed new affordable housing units for low income families with children, would not be built. Goals of the City of Tucson Consolidated Plan would not be fulfilled. The Developer will miss City of Tucson/Pima County HOME funding opportunity that makes the project affordable at this time. The site will remain under-developed posing a nuisance to the neighborhood.

Summary of Findings and Conclusions:

The proposed new construction of 5 single family homes for low-income housing will not adversely affect the environment or the neighborhood. The activity is compatible with the existing mixed uses in the area and the development plans in place for the area. There will be little to no impact on existing resources or services in the area. The land is available and ready for construction and the site plans are approved. The project is a positive step in meeting City of Tucson goals for encouraging appropriate growth and development in the area.

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	Complete
Permits, reviews and approvals	The reviews that go into each project include but are not limited to: Planning, Zoning, Engineering, Landscape, Fire, ADA, Plumbing, Solid Waste, Right of Way Improvements, Structural, Mechanical and Plumbing, Electrical, Fire, Zoning Engineering, Wastewater, Water, Transportation. The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.	N/A	

Mitigation Plan

The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

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 site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project site is more than 4 miles from the nearest Airport Hazard District and 7 miles from the nearest runway. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PCCLT Airport Hazards 6-9-20.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

[Coastal Barriers Template 11-1-19.pdf](#)

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:

[PCCLT FEMA FIRMette 6-9-20.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

Screen Summary Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. FEMA Zone X 4019C-2276 L 6/16/11. 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
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):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide 100.00 ppm (parts per million)

Provide your source used to determine levels here:

<https://www.epa.gov/general-conformity/de-minimis-tables>

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide 20.00 ppm (parts per million)

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

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Project consists of minimal ground disturbance on developed land to build five new single family homes. While construction vehicles and power tools produce carbon monoxide, these emissions, given the scale and duration of the

project, are very minimal and far below de minimis levels. This project is covered by Pima County-Arizona Department of Environmental Quality letter dated December 18, 2019 and addressing limited-unit dwelling construction (uploaded). The project is in compliance with the Clean Air Act.

Supporting documentation

[Pima County Air Quality memo 4-25-20.pdf](#)

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

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary

Compliance Determination

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal zones template 11-1-19.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. Evaluate the site for contamination. 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?

No

Explain:

Phase I ESA by Western Technologies dated 4/24/20 found no RECs.

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

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

Screen Summary

Compliance Determination

On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Phase I ESA by Western Technologies dated 4/24/20 found no RECs. Site visit by Pima County staff found no evidence of contamination or toxic materials. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[PCCLT Phase I ESA 6-17-20.pdf](#)

[PCCLT NEPAssist report.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

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. Limited-scale project activities in this long-developed and highly-disturbed urban setting would have little effect on listed species or habitat. From US Fish & Wildlife Service IPac report: "THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION." This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

[PCCLT Species List 6-9-20.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

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. Project involves constructing five new housing units for low-income clients, these constructed on existing cleared and vacant parcels near downtown Tucson. The property has been vacant for many years in a long-established developed neighborhood and is surrounded by predominantly residential land uses. The parcels have been built on in the past. A property inspection was done by County staff and no flammable or explosive hazards were found. Staff drove surrounding neighborhood streets and did not observe any identifiable flammable or explosive hazards. An aerial image review and online search located no aboveground storage tanks within one mile of the project site except for one elevated water tank 0.7 miles N of the site. Tucson Electric Power uses this tank for electrical distribution substation cooling purposes. The Phase I environmental assessment conducted for this project (Western Technologies, 06/01/2020, uploaded) did not identify any flammable or explosive hazards. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[PCCLT Zoning\(1\).pdf](#)

[PCCLT Riverview Acres Aerial 1 mile 6-9-20.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.)	<u>7 CFR Part 658</u>

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 includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. Project is in a long-developed urban setting; the property was first developed decades ago. USDA Web Soil Survey report indicates project site is not prime farmland; area is within a US Census designated Urbanized Area. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

PCCLT FWS Farmlands Protection2.pdf
Part9a Urban Areas.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:

[PCCLT_FEMA_FIRMette 6-9-20.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. FEMA Zone X 4019C-2276 L 6/16/11. 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" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

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

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)

Other Consulting Parties

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

SHPO-designee Pima County Cultural Resources and Historic Preservation Division, in consultation with the City of Tucson Historic Preservation Office, issued a concurrence request of "No Historic Properties Affected," a finding confirmed by the Arizona State Historic Preservation Office.

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

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

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. SHPO memo dated 1/23/2020. The project is in compliance with Section 106.

Supporting documentation

[SHPO 0102 - PCCLT 5 lots.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

A Noise Assessment was conducted. The noise level was acceptable: 63.8 db. See noise analysis. Western Technologies, as part of a Phase I environmental assessment, conducted a noise assessment for the property (06/01/2020, summary uploaded). Results are presented in the Phase I assessment summary; noise assessment portion of full Phase I document uploaded. 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

[PCCLT Noise Study 6-11-20.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

Document and upload MOU or Agreement below.

No

4. 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

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. Project is in compliance per uploaded 1990 HUD-EPA MOU. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Part12 Sole Source Aquifer.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 project will not impact on- or off-site wetlands. No identified wetlands are near the site. The Santa Cruz River (not flowing) is within 1/4 mile E of the project site but no feeder channels or drainages run from near the property to the river (the river is the only channel in the immediate area). The project site is flat, vacant, and has been developed before. Ground disturbance will be minimal (consisting of leveling, shallow slab form excavation, and minor utility trenching) and engineered drainage exists in the form of street drainage, any flow off the site would go to this system. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[PCCLT FWS Wetlands Protection.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

This project is not within proximity of a NWSRS river. Project site is far from Arizona's two designated Wild & Scenic Rivers and there is no watershed overlap nor upstream/downstream connection. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Part14 Wild and Scenic 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. Project is designed to provide advantageous homeownership opportunities to low- and moderate-income persons and will turn vacant land to productive use in a somewhat disadvantaged area. There were no adverse environmental impacts discovered or noted for the project. Beyond environmentally benign, this project should be considered beneficial for the neighborhood, potential owners, the City of Tucson, and Pima County. Also see Census Tract 12 map uploaded under EA Factors.No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

[PCCLT EJScreen demographic report.pdf](#)

Are formal compliance steps or mitigation required?

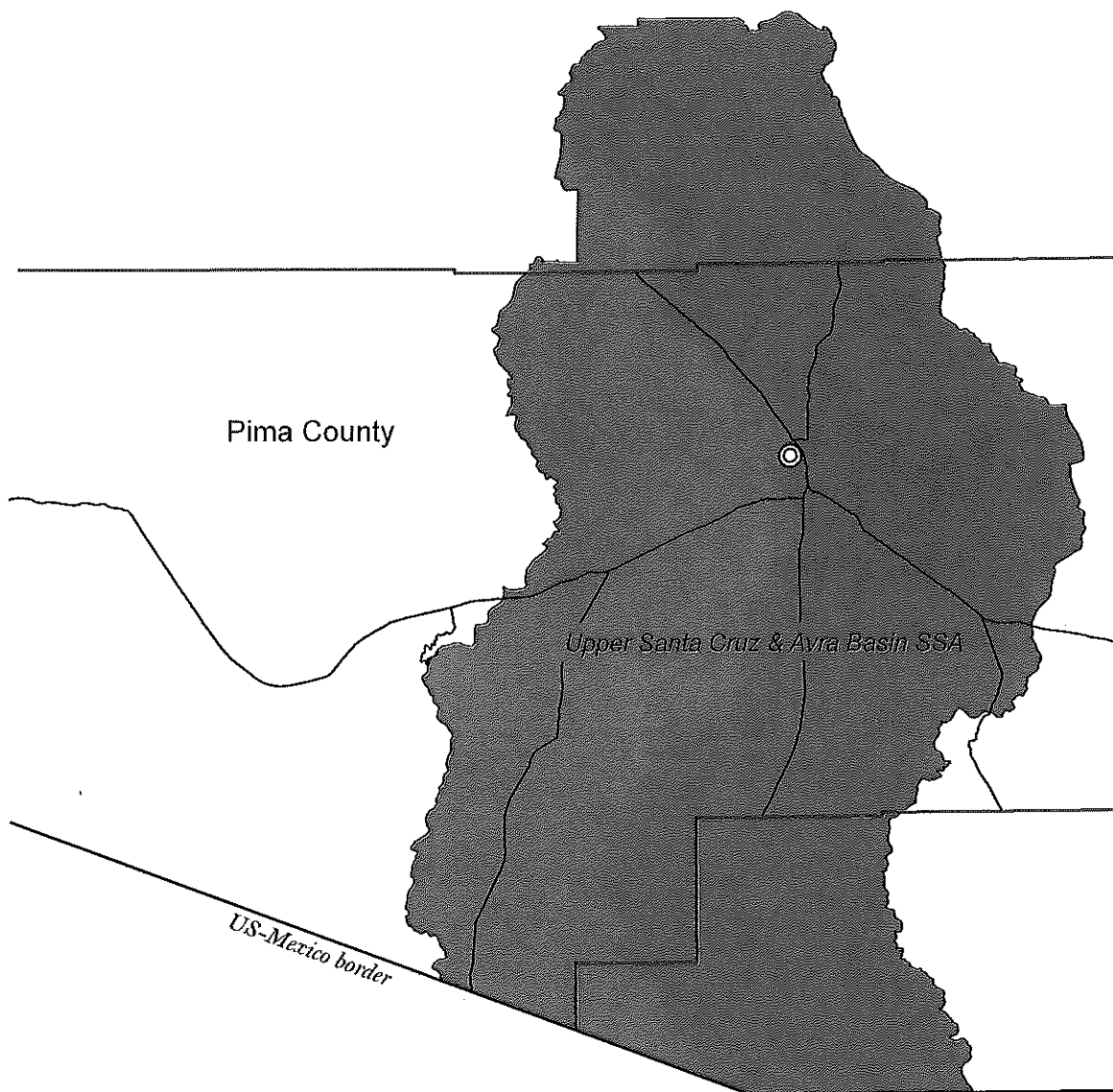
PCCLT-Riverview-Acres-PC-
HOME

Tucson, AZ

900000010133126

Yes

✓ No



⊙ = Approximate project location

Sole Source Aquifers

If the project is located in a Sole Source Aquifer, HUD-EPA (Region IX) SSA Memorandum of Understanding 1990 (following pages) applies and the MOU excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements.

Memorandum of Understanding
Between

The Department of Housing and Urban Development
Region IX, San Francisco, CA, and
The Environmental Protection Agency, Region IX, San Francisco, CA

*Sole Source
Aquifers For EM
all of Prime
County*

130.6
SECRET

I. INTRODUCTION and PURPOSE

This Memorandum of Understanding (MOU) is a record of agreement between the Region IX Offices of the U.S. Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) concerning EPA review of projects receiving Federal financial assistance and that may affect Region IX sole source aquifers designated pursuant to Section 1424(e) of the Safe Drinking Water Act (PL 93-523). This MOU outlines the steps that will be followed by HUD in determining which projects should be subject to review, and the procedures that will be followed by both agencies in meeting the requirements of Section 1424(e).

Pursuant to Section 1424(e), EPA has designated six (6) aquifers in Region IX (others may be added from time to time) which are the sole or principal source of drinking water for all municipal and private water systems in that watershed, and that if contaminated, would create a significant hazard to public health.

Therefore, per this MOU, no HUD (or HUD grant recipient) commitment for Federal financial assistance and/or Federal insurance may be entered into for any project which EPA pre-determines may contaminate the aquifer through its streamflow source and recharge zones so as to create a significant hazard to public health.

The purpose of this MOU is to ensure that each project proposed within an EPA designated sole source aquifer area (see attached maps) that is to receive HUD mortgage insurance or other financial assistance, is designed and constructed in a manner that will not cause contamination of any EPA designated sole source aquifer nor cause a public health hazard in connection with such designated sole source aquifers. In order to achieve this purpose, HUD or HUD Community Development Block Grant recipients (See Section III) will notify EPA of all applications for projects listed in II-A below at the earliest possible date. If an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA) is prepared for any project in the sole source aquifer area, HUD and EPA will coordinate so that the Draft EIS for the project contains EPA's 1424(e) comments.

II. PROJECT IDENTIFICATION

- A. The following projects will be referred to EPA for review/comments under Section 1424(e):

Projects that are located within an EPA designated sole source aquifer area for which HUD mortgage insurance or other assistance is requested, and which involve:

1. Agricultural activities including but not limited to land related operations employed in the production, raising, processing and marketing of crops or livestock.
 2. Construction of (or addition to) residential, commercial or industrial projects, or public facilities, or land developments, whose sanitation facilities will consist of individual disposal systems (cesspools, septic tanks with leach fields or seepage pits), or community sewerage systems (owned either privately or by a homeowners association), or a proposed (i.e. not yet in place) publicly owned piped sanitary sewer system, the discharge from which will terminate within the watershed of the aquifer.
 3. The preparation of an EIS.
 4. Existing or proposed industrial projects which manufacture, store, transport, or dispose of toxic chemicals or radioactive materials.
 5. Acquisition of a site intended to be used for a sanitary landfill and its operation, or closure of a sanitary landfill.
 6. Construction or abandonment of a water well.
 7. Facilities which dispose of their waste water in either dry wells, retention ponds, or by other methods not employing a treatment plant.
- B. The EPA and HUD mutually agree that activities listed below would not affect water quality in Region IX sole source aquifers, and need not be referred to EPA for evaluation prior to HUD approval:
1. Construction of (or addition to) residential, commercial or industrial projects, or public facilities, or land developments, which will be served by an existing and publicly owned and operated sewerage system and treatment plant which is not subject to a locally or EPA imposed moratorium, except for any development covered in A above.
 2. Acquisition, disposition, rehabilitation, reconstruction or modernization of existing projects, buildings, and public facilities.

3. Financial assistance (loans or grants) including refinancing, or provision of mortgage insurance on existing projects, properties, buildings or developments.
4. Public services, preparation of environmental studies or project plans, planning activities, technical assistance and training, payment/repayment or reimbursement of loans or interest.
5. Emergency activities for mitigating an imminent threat to health and safety.

III. COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS

HUD regulations, at 24 CFR Part 58, implement the requirements of section 104(g) of the Housing and Community Development Act of 1974, as amended, and apply to activities and projects funded with HUD assistance, under all Community Development Block Grant (CDBG) and other grant programs. This includes entitlement grants, non-entitlement (i.e. small cities) grants administered by HUD or by States, and grants to Indian tribes.

Pursuant to section 104(g), a grant recipient's assumption of the responsibility for environmental review and decision making, includes such responsibilities under the other provisions of law and authorities specified at 58.5.

Before committing any CDBG or other grant funds (other than for activities exempt under 58.34), the recipient must certify that it has complied with the requirements and obligations which would apply to HUD under the other laws and authorities, including Section 1424(e) of the Safe drinking Water Act of 1974, as amended.

The following procedures shall apply to CDBG applications in addition to those specified in Section IV below:

- A. HUD will inform all CDBG recipients, and States which administer the Small Cities Block Grant program, that a 1424(e) review will be required for all projects listed in II-A above.
- B. If the recipient submits a Request for Release of Funds (RROF) and certification for a project listed in II-A above, and which EPA has determined will contaminate the sole source aquifer so as to create a hazard to public health and has so advised the recipient in writing, the EPA shall submit an objection to the RROF to HUD (or to the State in the case of a state administered Small Cities Block Grant program) within 15 days from the time EPA receives the Notice of Intent to RROF. In such cases, HUD (or the State) will not release the funds until the matter has been resolved between EPA and the recipient, and HUD (or the State) has been so advised in writing.

- C. The environmental requirements for multi-year projects must encompass the entire multi-year scope of activities and be included in the RROF and certification.

IV. REVIEW PROCEDURE

- A. Upon receipt of applications by HUD, or prior to submitting a RROF and certification to HUD (or to the State) by a recipient, for projects meeting the criteria in II-A above, the HUD office will send copies of the application, or the recipient will send a brief description of the proposed project (see 2 below), to EPA for its review.
1. EPA shall notify the HUD Office (or the recipient) in writing within 10 calendar days to request additional information it may need to conduct its review.
 2. Information needed by EPA normally includes the following and may be submitted concurrently with Item IV-A above:
 - (a) Location map identifying project location relative to the sole source aquifer area, and topographic map.
 - (b) Description and objective of project activity, including project design, materials to be used, assessment of potential impacts on ground water quality and quantity, and alteration of natural topography and vegetation.
 - (c) Names/addresses/telephone numbers of any City, County, State or Federal agencies that are involved.
 3. EPA shall have 30 calendar days to review and submit its comments to the HUD Office, or to the recipient. The 30 day period will begin when EPA has received the additional data it may have requested.
 4. EPA may request and HUD (or the recipient) may grant additional time for review and comment in exceptional cases. Requests and approvals shall be in writing.
 5. HUD (or the recipient) may approve the project if no EPA approval has been received within the normal 30 days or longer agreed-to period.
 6. EPA review recommendations shall be sent directly to the HUD Office, or to the recipient, as applicable.
 7. When the project reviewed was submitted to EPA by a HUD Field Office, a copy of EPA comments shall also be submitted to:
 HUD Regional Environmental Officer
 San Francisco, CA 94102

- B. Each Draft EIS prepared by HUD or by a recipient, for projects within a sole source aquifer area, shall reflect EPA comments.
- C. Materials submitted to EPA by HUD or recipients under this Memorandum of Understanding will be addressed to the attention of the Office of Ground Water (W-1-G), EPA Region IX, San Francisco, CA 94105.
- D. Local Area Certification (HUD Handbook 4135.1 Rev 2) - If all or part of the geographical boundaries of a certifiable or conditionally certifiable community are within a sole source aquifer area, and residential land developments will meet criteria II.A. 2 above, the HUD office may consult with EPA as part of the certification review process.
- E. HUD and EPA will each assign liaison personnel to serve as contact points and to be responsible for maintaining communications as to procedures and activities of their respective agency in Federal Region IX. The liaison personnel are:

HUD: Regional Environmental Officer
San Francisco, CA 94102

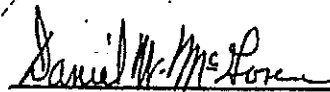
EPA: Director, Office of Groundwater,
San Francisco, CA 94105

The liaison personnel, accompanied by appropriate staff, will hold meetings as needed to discuss matters of concern related to Region IX aquifers and this Memorandum of Understanding.

- F. The Memorandum of Understanding is subject to revision upon agreement of both parties.

U.S. Department of Housing
and Urban Development

U.S. Environmental
Protection Agency

Regional Administrator-Regional
Housing Commissioner

Regional Administrator

Date: 1/8/90

Date: 4.30.90



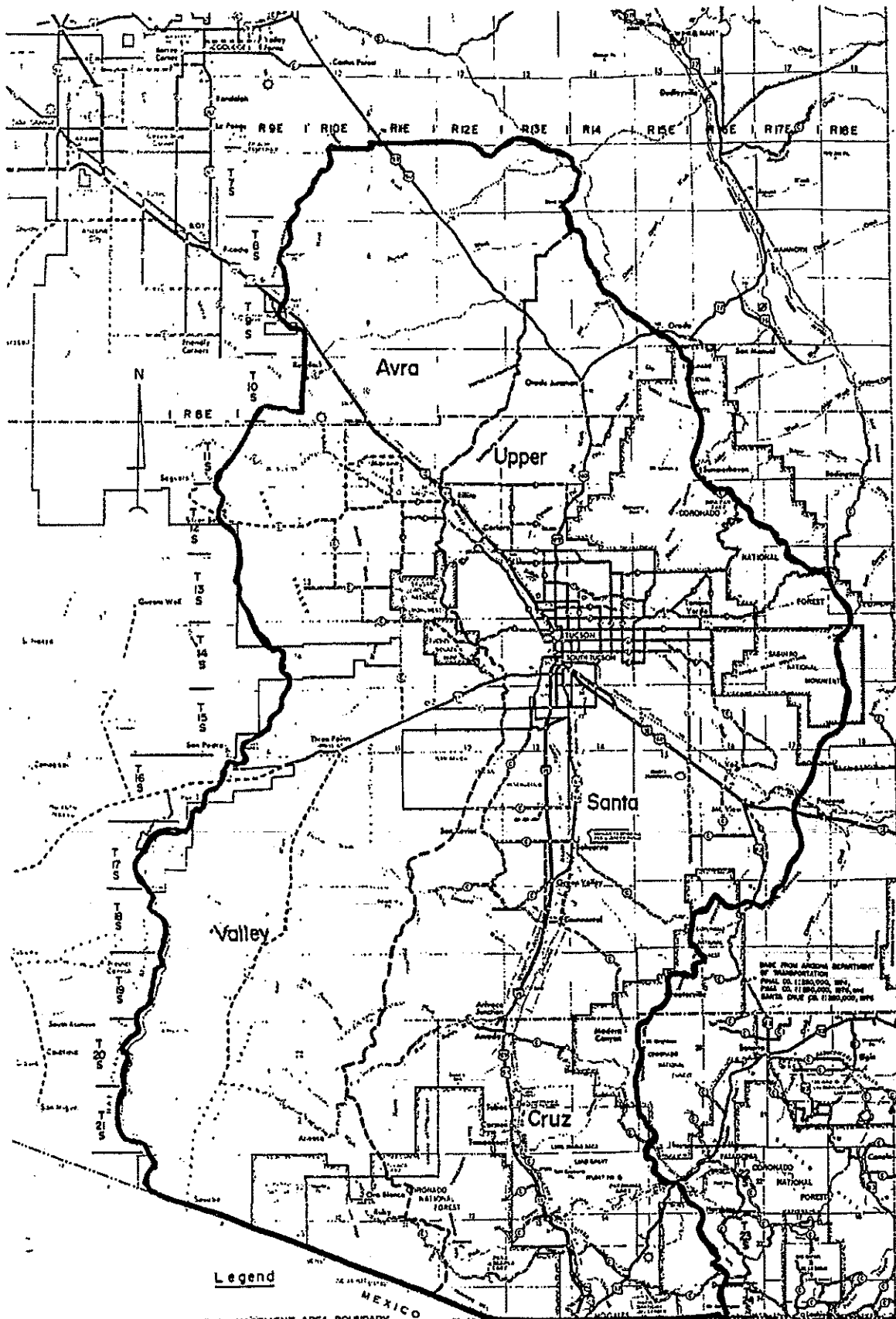
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

AQUIFER: Upper Santa Cruz & Avra Basin Aquifer

DATE DESIGNATED: 01/24/84

DESIGNATED AREA: In the State of Arizona, including portions of Pima, Pinal, and Santa Cruz Counties and portions of the Tohono O'odham reservation, and including the cities of Tucson and Nogales.

Specifically, all lands designated by the state as the Tucson Groundwater Active Management area. Approximately outlined on the attached map.



Legend

- ACTIVE MANAGEMENT AREA BOUNDARY
- - - ACTIVE MANAGEMENT AREA SUB-BASIN



ARIZONA DEPARTMENT OF WATER RESOURCES

**TUCSON
ACTIVE MANAGEMENT
AREA**

MARCH 1981

**DESIGNATED SOLE SOURCE AQUIFER
Tucson Area, AZ**



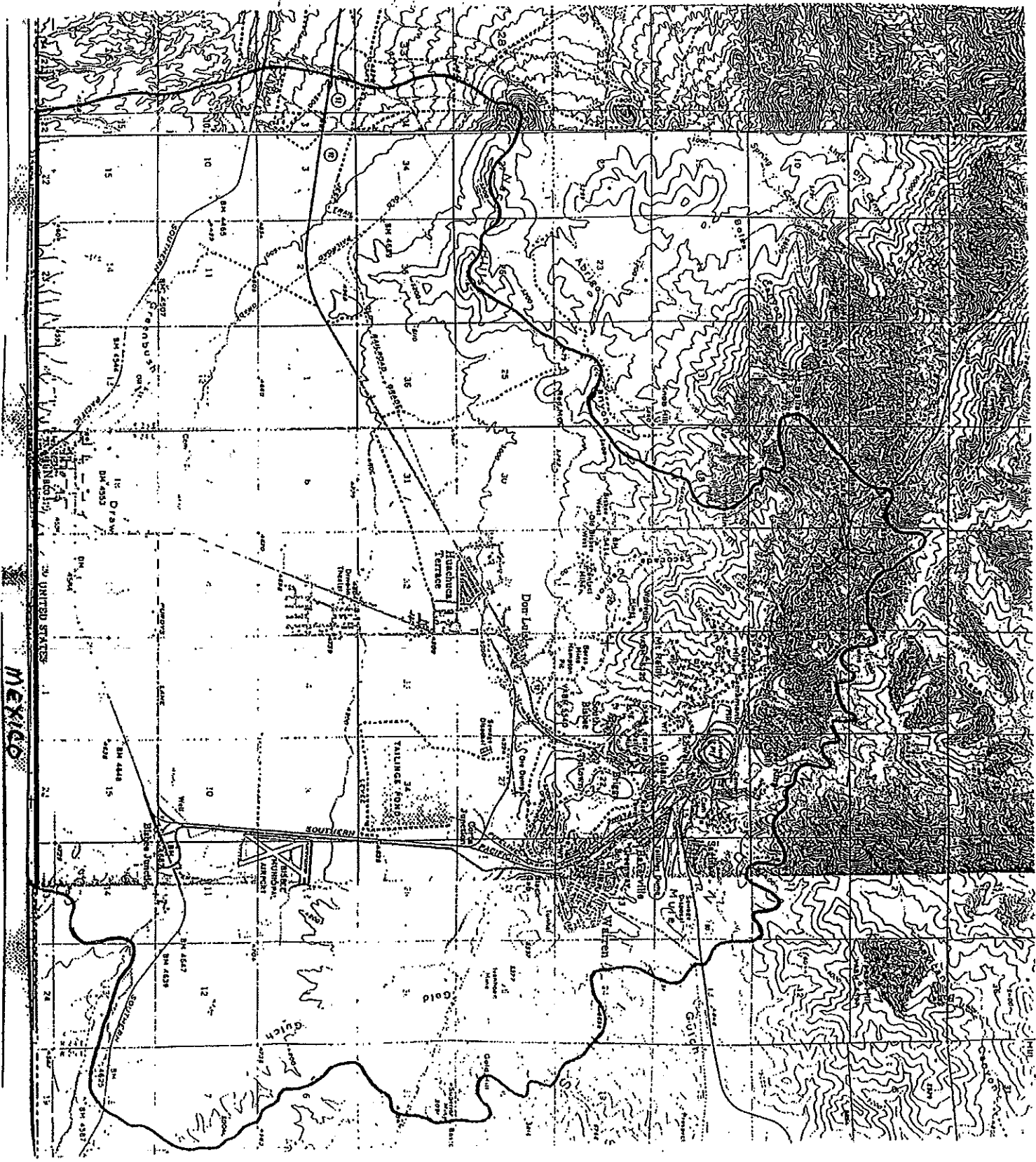
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
215 Fremont Street
San Francisco, Ca. 94105

AQUIFER: Naco-Bisbee Aquifer

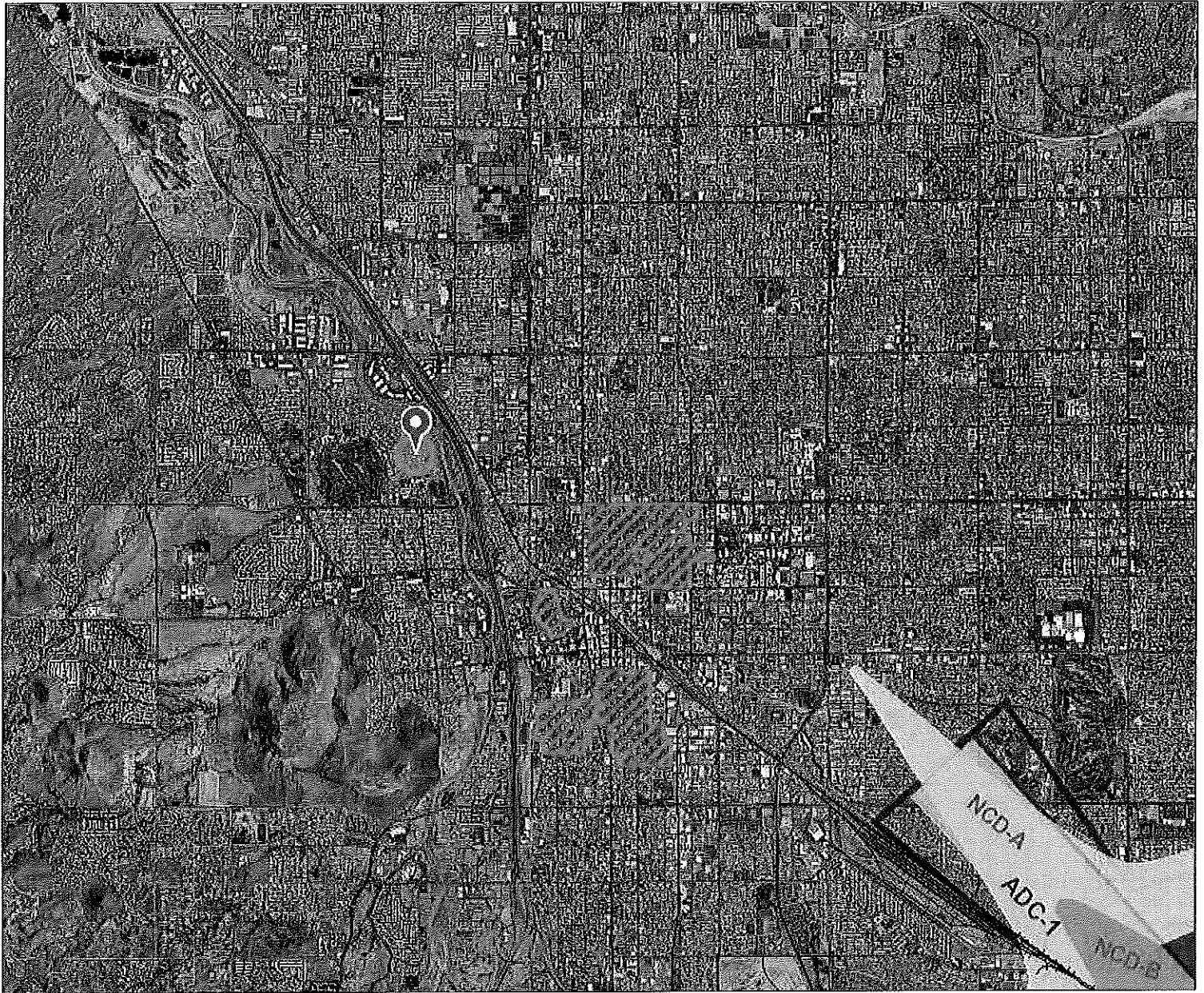
DATE DESIGNATED: 09/30/88

DESIGNATED AREA: In the state of Arizona, contained entirely within Cochise county.

Specifically, that area delineated on the attached map but excluding any portion of Mexico.



PCCLT Riverview Acres Aerial



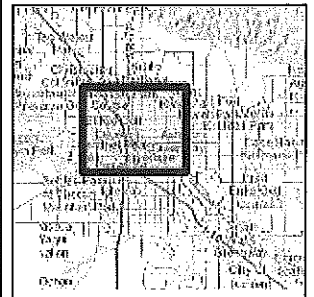
Notes

6-9-20

Legend

- Railroads
- AEZ Land Use
 - ADC-1
 - ADC-2
 - ADC-3
 - CUZ-1
 - CUZ-2
 - CUZ-3
 - RSZ
- AEZ_CUZs
 - CUZ-1
- CUZ-2
- CUZ-3
- CUZ-4
- AEZ Noise
 - 65-70 LDN
 - 70-75 LDN
 - 70-PLUS LDN
 - 75-80 LDN
 - 80-PLUS LDN
- DM AFB Approach-Departure Corridors
 - ADC-1
- ADC-2
- ADC-3
- DM AFB Air Installation Compatible Use Zones
- DM AFB Noise Control Districts
 - NCD-A
 - NCD-B
- Airport Hazard Districts
- Historic Preservation Zones

1: 72,224



2.2 0 1.10 2.2 Miles



EJSCREEN ACS Summary Report



Location: User-specified point center at 32.241517, -110.991015
 Ring (buffer): 1-miles radius
 Description: PCCLT lots

Summary of ACS Estimates		2013 - 2017
Population		9,223
Population Density (per sq. mile)		3,113
Minority Population		7,469
% Minority		81%
Households		3,435
Housing Units		3,837
Housing Units Built Before 1950		590
Per Capita Income		17,507
Land Area (sq. miles) (Source: SF1)		2.96
% Land Area		99%
Water Area (sq. miles) (Source: SF1)		0.02
% Water Area		1%

	2013 - 2017 ACS Estimates	Percent	MOE (±)
Population by Race			
Total	9,223	100%	561
Population Reporting One Race	8,529	92%	1,293
White	4,806	52%	409
Black	379	4%	131
American Indian	1,270	14%	269
Asian	150	2%	166
Pacific Islander	21	0%	67
Some Other Race	1,903	21%	251
Population Reporting Two or More Races	694	8%	160
Total Hispanic Population	5,986	65%	414
Total Non-Hispanic Population	3,236		
White Alone	1,753	19%	380
Black Alone	349	4%	131
American Indian Alone	707	8%	178
Non-Hispanic Asian Alone	150	2%	166
Pacific Islander Alone	14	0%	43
Other Race Alone	12	0%	18
Two or More Races Alone	251	3%	122
Population by Sex			
Male	4,556	49%	411
Female	4,667	51%	336
Population by Age			
Age 0-4	750	8%	167
Age 0-17	2,285	25%	212
Age 18+	6,938	75%	454
Age 65+	1,199	13%	121

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
 N/A means not available. Source: U.S. Census Bureau, American Community Survey (ACS) 2013 - 2017.



EJSCREEN ACS Summary Report



Location: User-specified point center at 32.241517, -110.991015
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	2013 - 2017 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	5,794	100%	297
Less than 9th Grade	891	15%	142
9th - 12th Grade, No Diploma	1,053	18%	164
High School Graduate	1,513	26%	155
Some College, No Degree	1,477	25%	252
Associate Degree	332	6%	177
Bachelor's Degree or more	860	15%	174
Population Age 5+ Years by Ability to Speak English			
Total	8,473	100%	531
Speak only English	3,583	42%	392
Non-English at Home ¹⁺²⁺³⁺⁴	4,890	58%	335
¹ Speak English "very well"	3,187	38%	262
² Speak English "well"	624	7%	108
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³⁺⁴ Speak English "less than well"	1,079	13%	170
²⁺³⁺⁴ Speak English "less than very well"	1,703	20%	187
Linguistically Isolated Households*			
Total	404	100%	93
Speak Spanish	300	74%	92
Speak Other Indo-European Languages	35	9%	47
Speak Asian-Pacific Island Languages	22	5%	30
Speak Other Languages	47	12%	41
Households by Household Income			
Household Income Base	3,435	100%	193
< \$15,000	1,027	30%	158
\$15,000 - \$25,000	640	19%	102
\$25,000 - \$50,000	1,074	31%	159
\$50,000 - \$75,000	365	11%	117
\$75,000 +	329	10%	138
Occupied Housing Units by Tenure			
Total	3,435	100%	193
Owner Occupied	1,239	36%	176
Renter Occupied	2,196	64%	185
Employed Population Age 16+ Years			
Total	7,229	100%	466
In Labor Force	4,486	62%	411
Civilian Unemployed in Labor Force	697	10%	142
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Total (persons age 5 and above)	7,876	100%	344
English	3,259	41%	282
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Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	32	0%	53
Other Asian	26	0%	33
Tagalog	0	0%	12
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	135	2%	96
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	133	2%	100
Total Non-English	4,617	59%	445

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