

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

**Project Information**

**Project Name:** Carnation-City-Hall

**HEROS Number:** 900000010386561

**Start Date:** 03/14/2024

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

**RE Preparer:** Lynn Scherer

**State / Local Identifier:**

**Certifying Officer:** Kristin Pula

**Grant Recipient (if different than Responsible Entity):** City of Carnation

**Point of Contact:** Lora Wilmes

**Consultant (if applicable):** Stratum Group

**Point of Contact:** Kristin Wilmes

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Project Location:** 4001 Tolt Ave, Carnation, WA 98014

**Additional Location Information:**

N/A

**Direct Comments to:**

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

The City of Carnation proposes redeveloping the property at 4001 Tolt Avenue in Carnation, Washington for the new Carnation City Hall/Civic Campus. The existing building on the site will be retained and used as Carnation's City Hall. The existing garage will be retained and used for storage. The proposed project includes the construction of a new building on the site that will house the city council chambers, the emergency operations center, and a customer service area. The project will include redesigning the exterior of the site as a community space. Ground disturbance is anticipated during the installation of utilities and construction of the new structure. Ground disturbance is anticipated to be up to 25-foot depth for the installation of helical piles for the new building. Demolition activities include the removal of the existing driveway (~2,300 sq feet) which will be replaced with a new parking area. A new concrete walkway surface will add ~2,700 sq feet of impervious area, and a new parking area will add ~3,700 sq feet of impervious area. The site is currently owned by the City of Carnation, and no additional acquisition will take place for the proposed project.

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

The existing city hall building was built in 1917, with multiple remodels since this time. A Facility Needs Assessment Study completed for the site found the existing building has multiple structural, programmatic, and accessibility deficiencies that are cause for concern for the safety of staff and visitors. The new city hall site will provide a safe space for city employees to work and will include an emergency operations center, which will have beneficial impacts for the City of Carnation.

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

The existing city hall building is in poor condition and has limited space for city employees. Additional space is needed for city employees to work in a safe environment. In the absence of the project, a new city hall and emergency operations center (EOC) would not be developed, leaving community members without an updated city hall and EOC. These are essential to keeping the city operating smoothly and the public safe.

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

[Vicinity Map.pdf](#)

[Site Map.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:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-22-CP-WA-0936	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$1,500,000.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$1,500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$5,100,000.00

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		

<p><b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project is located approximately 67,320 feet southeast of Kyle's Airport, a small private airport, and 95,040 feet northeast of the Renton Municipal Airport. Due to the distance between the project site and the nearest airports, the project is not within or adjacent to a runway clear zone or accidental potential zone. No military airfields occur near the project. Source: Google Earth NEPAssist</p>
<p><b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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. An attached map shows the project site in relation to CBRS units. There are no CRBS units in Washington State. Source: US Fish &amp; Wildlife</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). In this case, King County requires that the City of Carnation carry Flood Insurance on the property.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. Attached is a list from the EPAs Greenbook. The list indicates that there are currently no areas in King County that are in nonattainment or maintenance status. A map from the EPA is also attached to visually</p>

		demonstrate the area is in attainment. Sources: US EPA: Greenbook, Department of Ecology
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project does not include any activities that would affect a Coastal Zone. The project is in compliance with the Coastal Zone Management Act. "Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology." Source: HUD
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. 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. Radon analysis indicated consideration of radon will occur following construction. Adverse radon impacts can be mitigated if they are identified. With mitigation, if needed following the radon testing, the project will be in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> 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 based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD

		<p>office. This project is in compliance with the Endangered Species Act.</p>
<p><b>Explosive and Flammable Hazards Above-Ground Tanks</b>[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project does not include the development of a hazardous facility. There are no known bulk fueling facilities or hazardous facilities within a mile of the project site. There is one sizable current or planned stationary aboveground storage container within one mile of the project site. An above ground heating oil tank was identified at 31563 W Entwistle Street, which is approximately 1,080 feet northwest of the project site. The average capacity of above ground heating oil tanks range in size 250 to 1,000-gallons. Using the largest tank size (1,000-gallons) and the Acceptable Separation Distance (ASD) Assessment Tool we calculated the acceptable separation distance for buildings is 50.28 feet and for people is 276.57 feet. Therefore, the project site is outside of the ASD for buildings and people and no mitigation is required. A few above ground water tanks and an agricultural silo were also noted within a mile of the project site that do not pose any explosive or flammable hazards. Some residential propane tanks were also noted at residential properties within a mile of the project site. However, propane tanks that are 1,000-gallons or less or in compliance with NFPA 58 (2017) are exempt from 24 CFR Part 51 Subpart C. Residential propane tanks typically range in size from 100 to 1,500-gallons, so many of the local propane tanks are exempt based on size. Additionally, Washington State has adopted NFPA 58 (2024) and any propane tank installed in the state should meet the requirements of NFPA 58 and be exempt from 24 CFR Part 51 Subpart C. The Separation Distance from the project is acceptable. The project is in compliance with explosive</p>

		and flammable hazard requirements. A map of the project site, the heating oil AST location, and the locations of the water ASTs and silo is attached.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project siter is located in an area zoned as "MU-Mixed Use". No zoning changes are anticipated. The site is within a mixed low/medium/high-density population area
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in the FFRMS floodplain. The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Orders 11988 and 13690. An 8-Step process was completed for the proposed project. An early notice and final notice were published for public comments, and an 8-Step Case Study was completed. No public comments were received during either the early notice comment period or the final notice comment period. The Notices and Case Study are uploaded for reference.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tribes were consulted prior to consulting DAHP about this project. The Snoqualmie Tribe requested that an archeological review be completed prior to breaking ground on the site. The Snoqualmie Tribe noted that they consider the area culturally significant and that there is a high probability of archeological deposits in the vicinity. Some of the other tribes consulted agreed/supported the Snoqualmie Tribes recommendations. DAHP was consulted following the response(s) from the Tribes. DAHP responded with a letter dated December 17, 2025, stating that they concur that Property ID: 738586 Residence 4001 Tolt Ave,

		Carnation, Washington 98014 is not eligible for listing in the National Register of Historic Places. DAHP also concurred that no historic properties will be affected by the current project as proposed. They noted that if any archeological resources are encountered during construction work must be halted immediately and the appropriate Tribes and DAHP should be contacted and consulted. A copy of DAHP's letter is attached for reference.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. Since the proposed project will not include any new residential construction or rehabilitation of a residential structure, then it does not require further evaluation regarding HUD's noise regulation. Noise was calculated out of caution using traffic counts from WSDOT and using HUD's Day/Night Noise Level Calculator. The traffic count data for Tolt Avenue was project out 10 years and this data was utilized to calculate the noise from traffic along Tolt Avenue. The noise from traffic along Tolt Avenue was calculated to be 44 dB, which is an acceptable level, and no mitigation would be required. Source: HUD
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The project site is included in the Region X MOU - Alaska, Idaho, Oregon, Washington. Source: HUD, EPA
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. A National Wetland Inventory map indicates there are no wetlands on or

		adjacent to the project site. A few freshwater emergent wetlands and freshwater forested/shrub wetlands are located southwest and southeast of the project site; however, these wetlands are far enough away that the proposed project should not have any impact on these water bodies. Stormwater from the project site will be fully infiltrated onsite and will not convey or discharge stormwater to any wetlands. Source: US Fish and Wildlife
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. There are currently no NWSRS or NRI rivers listed near the project site. Maps of the NWSRS and NRI rivers are attached. The listed rivers are highlighted in blue. Based on information found on the National Wild and Scenic Rivers System website, there are currently no study rivers in Washington State Sources: National Wild and Scenic River System (Rivers.gov), NPS: Department of the Interior
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. There were several potential impact areas identified in the Related Laws and Authorities section along with mitigation plans. The project is in compliance with Executive Order 12898.

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>Prior to construction, this project will be reviewed and approved by the City of Carnation for all rules and regulations outlined within the Carnation Municipal Code. This includes a review of the development and design criteria as it fits within the standards and guidelines as identified in the Carnation Municipal Code Chapters 12 and 16. The project meets the following priorities and community goals from the City of Carnation's Comprehensive Plan 2015: * Goal 1: The Carnation community encourages changes that promote livability, pedestrian orientation, protection of cultural resources, high quality design, and that limit stress factors such as noise and air pollution and traffic congestion. In addition, the City of Carnation should identify the responsibilities of public and private agents at the local and regional level for providing emergency and social services. * Goal 2: The Carnation community serves as a steward of the environment to protect critical areas, maintain water quality, and conserve land, air, and energy resources by assuring that proposed development conforms to environmental standards and requirements. *Goal 3: The Carnation community encourage local involvement in community actions and promotes a sense of community. This includes encouragement of public and private involvement in community affairs, promotion of community aesthetic identify, as well as encouragement of volunteerism and activism. * Goal 4: The Carnation community encourages the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		development of the local economy and provides clear and consistent land development policies and infrastructure planning to promote economic sustainability. *Goal 5: The Carnation community maintains and enhances opportunities for cultural enrichment and recreation activity and provides a built environment and range of facilities to promote an active and healthy lifestyle for all ages. Source: City of Carnation Municipal Code and Comprehensive Plan (2015)	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Temporary erosion and sediment control during construction will be designed and implemented per the 2019 Washington State Department of Ecology Stormwater Management Manual for Western Washington (2019 DOE SWMM). All other best management practices (BMPs) will be selected by the contractor during construction to fit site conditions and the weather forecast. The proposed project is anticipated to begin sometime after January 2026. Permanent stormwater management will meet the requirements outlined in the Carnation Municipal Code Chapter 15 and the 2019 WDOE SWMM. A stormwater plan will be submitted and approved by the City and Ecology prior to permit approvals. Stormwater runoff from the parcel will be fully infiltrated. The site infiltration system is designed to fully infiltrate to meet the requirements of City of Carnation Municipal Code Section 15.64.190.C.1 in which stormwater discharge [infiltration capacity] shall not exceed predeveloped durations for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. Source: City of Carnation Municipal Code Department of Ecology	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>Hazardous Substances: No hazardous substances are expected on the site during construction. Safety: A safety plan will be approved and implemented by the City of Carnation for the construction phase of the project. Noise: Existing sources of noise near the project site are primarily traffic-related from vehicles traveling on Tolt Avenue. Additional noise may be added during the construction phase of the project due to equipment onsite; however, once the construction phase is completed, no additional noise is expected as a result of the project. Project construction will temporarily increase noise levels during the period of construction which is expected to be less than one year. Construction activities will adhere to timeframes established by the City of Carnation Noise Ordinance (Carnation Municipal Code 15.44.310) which limits construction hours to the period between 7:00 a.m. and 7:00 p.m. Sources: City of Carnation Municipal Code</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	<p>According to the EPA's most recent environmental justice report (not currently available), unemployment in the vicinity of the proposed project is at 7%, while 12% of the neighborhood falls into the low-income category. The median household income is approximately \$123,158 and the per capita income is approximately \$50,884. The proposed project will provide a community space for the local community members to enjoy, which includes unemployed and low-income community members, and will provide a beneficial impact for locals.</p>	
Demographic Character Changes / Displacement	2	<p>Carnation has a population of approximately 2,450 people. Currently, community members under the age of 19 represent approximately 28% of the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>population and members over the age of 60 represent approximately 18% of the population. The proposed project will not change the demographics of the area or displace any community members.</p> <p>Source: EPA EJScreen, Environmental Justice Screening and Mapping Tool, US Census Reporter</p>	
Environmental Justice EA Factor	2	<p>The project site is located south of the downtown commercial core of Carnation. No residents will be displaced by the project, as the property is currently owned by the City of Carnation and is not currently in residential use. The most recent Environmental Justice Indexes reviewed through the U.S Environmental Protection Agency (EPAs) Environmental Justice Screening and Mapping Tool (EJSCREEN) did not show any indexes that would suggest residents may be exposed to harmful substances. Source: EPA EJScreen, Environmental Justice Screening and Mapping Tool</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	<p>The Carnation Elementary School is located approximately 0.5 miles northeast of the project site and the Riverview Learning Center is approximately 0.6 miles northeast of the site. The Tolt Middle School is located approximately 0.1 miles southeast of the project site. The Carnation Children's Place Montessori School is located 0.75 miles northeast of the project site. The High School utilized by local students is located in the City of Duvall, approximately 10 miles northwest of the project site. As the proposed project is not increasing residential densities in Carnation, the project is not expected to have an impact on the access or capacity of education and cultural facilities. Source: Google Earth</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Commercial Facilities (Access and Proximity)	2	Tolt Avenue, the main road in Carnation, is where most of the commercial facilities are located. Groceries, restaurants, and retail stores are located along Tolt Avenue. The project site is located on the east side of Tolt Avenue south of the downtown core of Carnation. Employees working at the new City Hall will likely shop or eat at nearby commercial facilities which may provide a beneficial impact to local businesses. Since the proposed project is not anticipated to increase residential densities, the availability of goods and services should be adequate to meet the needs of locals visiting downtown Carnation. Source: Google Earth Google Maps	
Health Care / Social Services (Access and Capacity)	2	A dental office is located along Tolt Avenue, approximately 0.2 miles northeast from the project site. A chiropractor office is located approximately 0.15 miles north of the project site. The SnoValley Senior Center is located approximately 0.3 miles north of the site, which is within easy walking distance. The nearest hospital is the Redmond Medical Center located approximately 10 miles northwest of the project site. Since the proposed project is not increase residential densities in Carnation, the project is not expected to have an impact on access or the capacity of the health care facilities and social services options in the area. The proposed emergency operations center would likely provide a beneficial impact to the city and residents. Source: Google Earth Google Maps	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Recology provides solid waste collection services for the City of Carnation, Washington. Since the proposed project is not increasing residential densities, the project is not expected to have an impact these services. Construction activities	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		will generate solid waste that will need to be managed appropriately to avoid creating a negative impact. The project will need to prepare for these potential effects by addressing solid waste/recycling needs for construction. During construction, waste and recyclable materials will be hauled off-site and approved facilities will be utilized for this disposal/recycling. Source: City of Carnation	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Carnation City Hall property is connected to the public sanitary sewer system. The Carnation Wastewater Treatment Plant is located at 4405 Larson Avenue, approximately 0.2 miles northwest of the project site. Stormwater generated on the project site will be fully infiltrated. The proposed project is not anticipated to have an impact on the feasibility or capacity of these systems. Source: City of Carnation	
Water Supply (Feasibility and Capacity)	2	The City of Carnation sources drinking water from a spring located approximately one mile south of town on NE 24th Street and from a community well that is 160-foot depth located at the corner of Entwistle and Milwaukee Streets. The project is not expected to have an adverse effect on the city water supply. Source: City of Carnation	
Public Safety - Police, Fire and Emergency Medical	2	Police, fire and emergency medical services are provided by the City of Carnation. Crime statistics available from King County for 2019 indicate that the City of Carnation had a total of 129 crime incidents in comparison to the City of Seattle that had 5,000 crime incidents in 2019. Crime in the City of Carnation is lower than in most cities in King County. The project is not expected to impact police, fire, or emergency medical services. The proposed City Hall will house the emergency operations center	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		which will likely result in improvements to the EOC. Source: City of Carnation King County	
Parks, Open Space and Recreation (Access and Capacity)	2	Multiple parks and recreation areas are located within the City of Carnation. Fred Hockert Park is located 0.3 miles northeast of the project site. The Nick Lotus Park is located approximately 0.4 miles northeast of the project site. Valley Memorial Park is located 0.1 miles southeast of the site. The Tolt MacDonald Park & Campground is located 0.25 miles west of the project site. Hiking trails extend in an east-west trajectory along the Tolt River and in a north-south trajectory (Snoqualmie Valley Trail) that extends through the central portion of the city. Remlinger Farm is located just outside of the city limits to the southeast and other open spaces and hiking trails are located within the vicinity of the city limits of Carnation. Source: Google Maps and Google Earth	
Transportation and Accessibility (Access and Capacity)	2	There are no public bus routes in Carnation. Door to door public transportation is provided through Snoqualmie Valley Transportation for the public. A rideshare program is also available through the King County Metro Duvall-Carnation Community Van. Parking will be developed onsite for employees and local parking. The project site is located in the downtown core of Carnation, which is easily accessed with foot traffic. The proposed project is not expected to have an impact on the access or capacity of transportation in Carnation. Source: City of Carnation	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No unique natural features or water resources are located on or within the vicinity of the proposed project site. Source: Google Earth, Google Maps	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project site is currently developed with a residential dwelling and detached garage. The buildings will be retained for the City Hall operations. Some removal of vegetation will occur during the installation of utilities and construction of a new buildings; however, a planting plan is in place that uses mostly native plants to revegetate the site. The project site is located south of the downtown commercial core of Carnation and surrounding properties are mostly developed. Wildlife within the downtown core of Carnation is typical of urban areas and includes rodents, squirrels, racoons, opossums, and a variety of birds. The project is not expected to damage or destroy rare, threatened, or endangered species or critical habitats. It will have no effect on state or federal threatened or endangered species or species of concern. Source: Google Earth Google Maps	18 out of 20 landscape plants will be native.
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	Washington is expected to see longer, hotter summers and warmer, wetter winters due to climate change. Wildfires and smoke from wildfires is also expected to increase as the climate continues to change. Flooding may become more likely with the increased temperatures bringing heavier rain events and less snowpack accumulating in the mountains. The proposed project is not expected to impact climate change but may see impacts from it. The location of the project site is in a 500-year floodplain and the area may see an increase in flooding event frequency and/or flood volume in the future; however, almost the entire town of Carnation is in a 100 or 500-year floodplain so there are limited alternative	Flood Insurance will be required for the site.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		options to build outside of the floodplain for the proposed city hall/community center. The current design of the proposed Community Center elevates the building above the 100-year flood elevation levels which should minimize the risk of flooding to the onsite structures. Source: WA Department of Ecology WA Department of Health	
Energy Efficiency	2	Puget Sound Energy is the electrical power and natural gas provider for the City of Carnation. Energy consumption at the site is not expected to have a significant impact on the capacity or feasibility of electricity or natural gas services in Carnation. Energy efficient components will be incorporated into the community center design where applicable. Source: City of Carnation	

**Supporting documentation**

[Map of Schools in Carnation.pdf](#)

[City-of-Carnation-Walking-Routes and Parks.pdf](#)

[Puget Sound Transit Bus Schedule.pdf](#)

**Additional Studies Performed:**

Geotechnical Report: Proposed Carnation City Hall, PanGEO Incorporated, September 3, 2024

**Field Inspection [Optional]:** Date and completed by:

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

A list of the resources used for the Carnation City Hall NEPA is attached.

[Carnation City Hall NEPA Sources.docx](#)

**List of Permits Obtained:**

Permits needed for the proposed project have been and will be obtained by the City of Carnation prior to construction.

**Public Outreach [24 CFR 58.43]:**

Public outreach for the proposed project has included quarterly updates at City Council meetings and open houses for the comprehensive plan.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The Carnation City Hall project is a proposal to redevelop the site located at 4001 Tolt Avenue in Carnation, Washington with a new City Hall building and paved parking lot. The existing City Hall (4621 Tolt Ave) was built in 1917 and is in poor condition, which is a safety hazards to city employees and visitors to the existing City Hall. A beneficial impact of the proposed project is that it will provide a safer City Hall building for employees and community members to use. An emergency operations center will be housed in the building that is also essential for keeping the community safe. The proposed community center will be located in a 500-year floodplain; however, the building will be constructed above the base elevation of the FFRMS floodplain which will also provide a safer working environment for city employees. Native plantings and permeable pavers for stormwater infiltration will also help maintain the floodplain. Ground disturbance on the site will result from activities that include the construction of the new building (~2,700 sq feet). Ground disturbance is expected to be up to 25 below ground surface (bgs) for the helical anchor installation associated with the building foundation. There may be adverse impacts from the removal of vegetation on the site for the construction of the new City Hall building and a new paved parking lot; however, the exterior of the site is currently covered with grass lawn that is not providing essential habitat for threatened or endangered species. Additionally, the Snoqualmie Tribe has requested an archeological study be completed and a discovery plan will be in place for ground disturbance activities in case archeological items are discovered during the project. DAHP determined no historical structures will be impacted by the project. Overall, the impact from the removal and replacement of the existing vegetation is not anticipated to have a significant impact on habitat or structures on the site. Stormwater plans for the site indicate stormwater will be collected in cisterns and conveyed to vegetated areas where it can infiltrate on the site. Any overflow will be directed to an infiltration ditch along the City's 40th Street right-of-way. Additionally, permeable pavement or pavers will be used for the newly paved areas. Consultation with NMFS found the stormwater plan to be acceptable. No significant impacts from the site's stormwater are anticipated since the stormwater will be infiltrated and not discharged into any surface water bodies. Our reviews of additional laws and authorities did not find adverse impacts associated with airport hazards, coastal barrier resources, air quality, coastal zone management, contamination and toxics, explosives and flammables, farmland protection, historic preservation, noise, sole source aquifers, wetland protection, and/or wild and scenic

rivers. Overall, the proposed project is not expected to have any significant adverse impacts on the environment and cumulative impacts are not anticipated to be significant. Mitigations required for the proposed project include completing an archeological study, engineering the site so the elevation of the building above the FFRMS floodplain, infiltration of site stormwater, obtaining flood insurance, and testing the new City Hall for radon once construction is complete.

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

Four alternative sites were considered and not selected for the city hall site. All four alternative sites are located near the downtown core of Carnation. Reasons the alternative sites were not chosen include cost, acquisition of land, and/or not enough space for community center and municipal offices. A detailed discussion of the alternative site's and why they were not chosen is available in the floodplains section, as an 8-step case study was completed for the site.

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

A no action alternative was considered and rejected because a recent facility needs assessment of the existing city hall building found the building has structural, programmatic, and accessibility deficiencies. These deficiencies could cause short and/or long-term safety issues for employees or visitors using the building. Having a safe space for city employees and an up-to-date emergency operations center is essential for the City of Carnation. The proposed project would provide the space needed for municipal offices and the emergency operations center, along with additional space for community member use.

**Summary of Findings and Conclusions:**

The proposed project will result in the construction of a new City Hall that will house the emergency operations center for the City of Carnation. The project is likely to have a small adverse impact associated with the removal of vegetation for construction of the new City Hall building. However, vegetation on the site does not provide essential habitat for threatened and/or endangered wildlife so the impacts are anticipated to be minimal. Stormwater from the site will be infiltrated so additional loading will not impact any surface water features. NMFS concluded that the stormwater design was acceptable. The proposed project will be located in a 500-year flood plain, so an 8-step process was completed for the project. The current project site was deemed to be the best option for the City Hall. The proposed City Hall building will be elevated above the FFRMS floodplain, which will minimize the likelihood of the structure flooding. No wetland or wetland buffers are located on or adjacent to the project site. Local Native Tribes have requested an archeological study be completed on the site before ground disturbing activities take place. DAHP has also indicated that any work must be stopped immediately and proper entities be contacted if any archeological items are discovered during ground disturbing activities. DAHP determined that no historic properties would be impacted by the

proposed project. Overall, the Environmental Assessment found that the proposed project is in compliance with the laws and regulations covered by the assessment with some mitigation measures required to remain in compliance. Mitigations required for the proposed project include completing an archeological study, engineering the site so the elevation of the building above the FFRMS floodplain, obtaining flood insurance, infiltrating stormwater onsite, and testing the new City Hall for radon once construction is complete.

**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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A	Will purchase and hold Floodplain insurance for the life of the building, and provide proof to King County.	
Floodplain Management	To mitigate for building within the 500-year floodplain, the proposed City Hall building will be built at an elevation above	N/A	The new City Hall will be built at an elevation	

	<p>the FFRMS floodplain. Additionally, stormwater on the site will be infiltrated using a vegetated bioswale and permeable pavers. Native vegetation will be replanted on the site post construction.</p>		<p>above the FFRMS floodplain. Native vegetation plantings and permeable pavers will be used on the exterior of the site so stormwater will be infiltrated onsite.</p>	
Contamination and Toxic Substances	<p>No mitigation currently needed. Radon testing can be completed following the construction of the new building. If mitigation is needed, it will be determined following the radon test.</p>	N/A	<p>Radon mitigation will be provided as needed, pending the results of radon testing in the new building.</p>	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	<p>18 out of 20 landscape plants will be native.</p>	N/A		
Climate Change	<p>Flood Insurance will be required for the site.</p>	N/A		
Historic Properties	<p>An archeological study will be completed for the project site, and a discovery plan should be in place during ground disturbance activities.</p>	N/A	<p>Completed an archeological study and make sure a discovery plan is in place for the project.</p>	

**Project Mitigation Plan**

The required mitigation is listed above, with the timeframes to be written into the appropriate plans. City of Carnation will be responsible for implementing mitigation, and King County will monitor.

**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 is in compliance with Airport Hazards requirements. The project is located approximately 67,320 feet southeast of Kyle's Airport, a small private airport, and 95,040 feet northeast of the Renton Municipal Airport. Due to the distance between the project site and the nearest airports, the project is not within or adjacent to a runway clear zone or accidental potential zone. No military airfields occur near the project. Source: Google Earth NEPAssist

#### Supporting documentation

[Airport Map.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. An attached map shows the project site in relation to CBRS units. There are no CRBS units in Washington State. Source: US Fish & Wildlife

### Supporting documentation

[Coastal Barrier Resources Map.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:**

[FEMA FIRM Oct 7 2025.pdf](#)

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

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

No

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

Yes

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

Yes

No

### **Screen Summary**

#### **Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). In this case, King County requires that the City of Carnation carry Flood Insurance on the property.

#### **Supporting documentation**

[FEMA Flood Hazard Map.pdf](#)

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

Yes

No

## Air Quality

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

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

Yes

No

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

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

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

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

### Screen Summary

#### Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. Attached is a list from the EPAs Greenbook. The list indicates that there are currently no areas in King County that are in nonattainment or maintenance status. A map from the EPA is also attached to visually demonstrate the area is in attainment. Sources: US EPA: Greenbook, Department of Ecology

**Supporting documentation**

[Washington Nonattainment Areas by County.pdf](#)

[Attainment and Nonattainment Areas.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

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

- Yes  
 No

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

- Yes  
 No

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

### Screen Summary

#### **Compliance Determination**

Based on the project description the project does not include any activities that would affect a Coastal Zone. The project is in compliance with the Coastal Zone Management Act. "Concurrence from Dept. of Ecology for Coastal Zone Management is no longer required under a Part 58 or Part 50 Environmental Review in Washington State. However, at the time of project development, the activity may trigger review if it falls under other parts of the CZMA regulations for federal agency activities (Title 15 CFR Part 930, subpart C), or consistency for activities requiring a federal license or permit (Title 15 CFR Part 930, Subpart D) and will be subject to all enforceable policies of the

Coastal Zone Management Program. It is during the local permitting process that a project might be subject to CZM and further review by the Dept of Ecology." Source: HUD

**Supporting documentation**

[CZM HUD Funding Letter.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)
<b>Reference</b>		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**1. How was site contamination evaluated?\* Select all that apply.**

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

Provide a map or other documentation of absence or presence of contamination\*\* and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

Resources used to determine if there were any nearby toxic, hazardous, or radioactive substances include NEPAssist and the Washington State Department of Ecology. No listed contaminated sites, brownfields or superfund sites are located onsite or nearby the project site based on the information and maps reviewed. One site located west of the project site (31610 NE 40th St) is shown in the NEPAssist map with a toxic release. However, we reviewed the Facility Report which indicates this was a release of trichloroethylene to the air/atmosphere. No soil and/or groundwater were impacted by the spill/release to the air. The site is also noted as a hazardous waste generator in 2011. No violations were listed in the EPA's RCRA Info page in association with their status as a hazardous waste generator. Due to the lack of soil or groundwater contamination associated with the 31610 NE 40th Street site, it is our opinion the site poses a low contamination risk to the project site.

Yes

\* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

\*\* Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

**3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions\* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?**

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.

- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

**4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?**

✓ Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

**8. Mitigation**

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan\*.

**Can all adverse environmental impacts be mitigated?**

No, all adverse environmental impacts cannot feasibly be mitigated.  
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.  
Provide all mitigation requirements\*\* and documents in the Screen Summary at the bottom of this screen.

\* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

\*\* Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

**9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls\*, or use of institutional controls\*\*.**

No mitigation currently needed. Radon testing can be completed following the construction of the new building. If mitigation is needed, it will be determined following the radon test.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

✓ Other

\* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

\*\* Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

### **Screen Summary**

#### **Compliance Determination**

Site contamination was evaluated as follows: None of the above. 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.

Radon analysis indicated consideration of radon will occur following construction. Adverse radon impacts can be mitigated if they are identified. With mitigation, if needed following the radon testing, the project will be in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[RCRA Info\\_31610 NE 40th St\\_Oct 7 2025.pdf](#)

[Map of EPA Facilities in Carnation.pdf](#)

[Ecology Contaminated Sites Map\\_Carnation Oct 7 2025.pdf](#)

[Detailed Facility Report\\_31610 40th St\\_Oct 7 2025.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

Explain your determination:

See the attached NMFS Programmatic decision and iPac list.

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

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

### Screen Summary

#### Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

#### Supporting documentation

[NMFS confirmation WCRO-2020-00512-9968 12-2-25.msg](#)  
[Action Notification Form Oct 13 2025.docx](#)  
[US FWS Determination Document Oct 7 2025.pdf](#)  
[IPaC Species List Washington Fish And Wildlife Office Oct 7 2025.pdf](#)  
[CARNCH Stormwater Drainage Plan 20250915\(1\).pdf](#)  
[CARNATION SITE DEVELOPMENT REVIEW - March 11 2025\(1\).pdf](#)  
[Vicinity Map\(2\).pdf](#)  
[Site Map\(2\).pdf](#)  
[Milkweeds Washington.pdf](#)

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

Yes

✓ No

## Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

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

No

Yes

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

✓ Yes

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

No

**Screen Summary**

**Compliance Determination**

The proposed project does not include the development of a hazardous facility. There are no known bulk fueling facilities or hazardous facilities within a mile of the project site. There is one sizable current or planned stationary aboveground storage container within one mile of the project site. An above ground heating oil tank was identified at 31563 W Entwistle Street, which is approximately 1,080 feet northwest of the project site. The average capacity of above ground heating oil tanks range in size 250 to 1,000-gallons. Using the largest tank size (1,000-gallons) and the Acceptable Separation Distance (ASD) Assessment Tool we calculated the acceptable separation distance for buildings is 50.28 feet and for people is 276.57 feet. Therefore, the project site is outside of the ASD for buildings and people and no mitigation is required. A few above ground water tanks and an agricultural silo were also noted within a mile of the project site that do not pose any explosive or flammable hazards. Some residential propane tanks were also noted at residential properties within a mile of the project site. However, propane tanks that are 1,000-gallons or less or in compliance with NFPA 58 (2017) are exempt from 24 CFR Part 51 Subpart C. Residential propane tanks typically range in size from 100 to 1,500-gallons, so many of the local propane tanks are exempt based on size. Additionally, Washington State has adopted NFPA 58 (2024) and any propane tank installed in the state should meet the requirements of NFPA 58 and be exempt from 24 CFR Part 51 Subpart C. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. A map of the project site, the heating oil AST location, and the locations of the water ASTs and silo is attached.

**Supporting documentation**

[Washington State Building Code NFPA 58.pdf](#)  
[AST Map Jan 2026.pdf](#)

[ASD Assessment for Heating Oil Tank\\_Jan 2026.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.)	<a href="#">7 CFR Part 658</a>

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

Yes

✓ No

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

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

### Screen Summary

#### Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is located in an area zoned as "MU-Mixed Use". No zoning changes are anticipated. The site is within a mixed low/medium/high-density population area.

#### Supporting documentation

[Farmland 2025-11-10.jpg](#)  
[Carnation Zoning Map.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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

**1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?**

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

**2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.**

✓ Yes

Describe:

The emergency operations center will be located in the new city hall building(s).

No

4. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), or the higher of the 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information to determine flood elevation. Include documentation and an explanation of why this is the best available information for the site. Note that newly constructed and substantially improved structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select the appropriate option (if choosing 0.2-PFA or FVA, choose whichever is higher):

Utilize CISA to determine the FFRMS floodplain for critical actions.

CISA for Critical Actions. If using a local tool, ensure that the FFRMS elevation provided is higher than the 0.2 PFA or 3' above the base flood elevation.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. For critical actions, the FFRMS floodplain is the area that results from adding three feet to the base flood elevation as established by the effective FEMA FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

<sup>4</sup> Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

<sup>5</sup> If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

<sup>6</sup> Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

No

6. Is your project located in any of the floodplain categories below?

Select all that apply:

Floodway.

Do the floodway exemptions at 55.8 or 55.21 apply?

Yes

No

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA).

Yes

No

None of the above.

7. Does the 8-Step Process apply? Select one of the following options:

8-Step Process is inapplicable per 55.13.

(a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing ( i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

(b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for “substantial improvement” under § 55.2(b)(12);

(c) HUD or a recipient's actions involving the disposition of individual HUD or recipient held, one- to four-family properties;

(d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

(e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

(f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for “substantial improvement” under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation;

5-Step Process is applicable per 55.14.

(a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

(b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects,

hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

(c) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

(d) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent.

(e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

✓ 8-Step Process applies.

## 8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the

FFRMS floodplain elevation or floodproofed, if applicable.

Explain:

To mitigate for building within the 500-year floodplain, the proposed City Hall building will be built at an elevation above the FFRMS floodplain. Additionally, stormwater on the site will be infiltrated using a vegetated bioswale and permeable pavers. Native vegetation will be replanted on the site post construction.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process?

Buyout and demolition or other supported clearance of floodplain structures.

Insurance purchased in excess of statutory requirement th eunder the Flood Disaster Protection Act of 1973.

- ✓ Permeable surfaces.
- ✓ Natural landscape enhancements that maintain or restore natural hydrology.
- ✓ Planting or restoring native plant species.
- ✓ Bioswales.

Stormwater capture and reuse.

Green or vegetative roofs with drainage provisions.

Natural Resources Conservation Service conservation easements or similar easements.

Floodproofing of structures as allowable (e.g. non-residential floors) .

- ✓ Elevating structures (including freeboard above the required base flood elevations) .

Levee or structural protection from flooding.

Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR).

**Screen Summary****Compliance Determination**

This project is located in the FFRMS floodplain. The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Orders 11988 and 13690. An 8-Step process was completed for the proposed project. An early notice and final notice were published for public comments, and an 8-Step Case Study was completed. No public comments were received during either the early notice comment period or the final notice comment period. The Notices and Case Study are uploaded for reference.

**Supporting documentation**

[Floodplain Management 8-Step Decision Making Process Case Study\\_Carnation City Hall.docx](#)

[STRATEGIES FOR BUILDING A COMMUNITY HUB.pdf](#)

[Location Questions and Answers.pdf](#)

[FEMA FIRM Oct 7 2025\(1\).pdf](#)

[Final Notice\\_Carnation City Hall\\_Jan 2026.docx](#)

[Early Notice\\_Carnation City Hall\\_Dec 2025.doc](#)

**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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

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

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

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

### Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
  - ✓ Bill Sterud and Angel Robertiello, Puyallup Tribe In progress

✓ Cecile Hansen & Nancy Sackman, Duwamish Tribe	Completed
✓ Jaison Elkins, Muckleshoot Indian Tribe	Response Period Elapsed
✓ Kerry Lyste and Eric White, THPO, Stillaguamish	Response Period Elapsed
✓ Robert de los Angeles, Snoqualmie Tribe	Completed
✓ Stephanie Trudel, THPO, Suquamish Tribe	Completed
✓ Teri Gobin and Richard Young, Tulalip Tribes	Response Period Elapsed

#### Other Consulting Parties

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

HUD, DAHP, and TDAT were used to identify the regional Tribes and SHPO to contact for consultation regarding the proposed project.

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

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

Yes

No

#### ***Step 2 – Identify and Evaluate Historic Properties***

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

4001 Tolt Avenue, Carnation, Washington 98014

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

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

below.

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

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

Yes

No

***Step 3 –Assess Effects of the Project on Historic Properties***

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

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

No Historic Properties Affected

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

**Document reason for finding:**

No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary****Compliance Determination**

Tribes were consulted prior to consulting DAHP about this project. The Snoqualmie Tribe requested that an archeological review be completed prior to breaking ground on the site. The Snoqualmie Tribe noted that they consider the area culturally significant and that there is a high probability of archeological deposits in the vicinity. Some of the other tribes consulted agreed/supported the Snoqualmie Tribes recommendations. DAHP was consulted following the response(s) from the Tribes. DAHP responded with a letter dated December 17, 2025, stating that they concur that Property ID: 738586 Residence 4001 Tolt Ave, Carnation, Washington 98014 is not eligible for listing in the National Register of Historic Places. DAHP also concurred that no historic properties will be affected by the current project as proposed. They noted that if any archeological resources are encountered during construction work must be halted immediately and the appropriate Tribes and DAHP should be contacted and consulted. A copy of DAHP's letter is attached for reference.

**Supporting documentation**

[NoHistoricPropertiesAffected\\_Dec 17 2025.pdf](#)  
[Ground Disturbance Process Oct 7 2025.pdf](#)  
[CARNCH Stormwater Drainage Plan\\_20250915.pdf](#)  
[CARNATION SITE DEVELOPMENT REVIEW - March 11 2025.pdf](#)  
[Figure 1 - Estimated Former Disturbance Depths Oct 3 2025.pdf](#)  
[Figure A - Max Depth Disturbance and Elevation Changes Oct 3 2025.pdf](#)  
[EZ PROJECT FORM No Attachments - Carnation City Hall Oct 7 2025.pdf](#)  
[EZ PROJECT FORM with Attachments - Carnation City Hall Oct 7 2025.pdf](#)  
[Geological Map Descriptions\\_DNR.pdf](#)  
[Geologic Map\\_DNR.pdf](#)  
[Site Photos 3.jpeg](#)  
[Site Photo 2.jpeg](#)  
[Site Photo 1.jpeg](#)  
[Historical Assessor 2.jpg](#)  
[Historical Assessor 1.jpg](#)  
[Well Log 3600 Tolt Ave 95 ft.pdf](#)  
[Elevation Certificate 9-5-2025 Stamped.pdf](#)  
[250620 Carnation Community Center and City Hall Floodplain Memo.pdf](#)  
[Vicinity Map\(1\).pdf](#)  
[Site Map\(1\).pdf](#)  
[Current Assessor Record\(1\).pdf](#)  
[Current Assessor Record \(detached garage\).pdf](#)  
[DAHP Map Historical Properties.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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

### **Screen Summary**

#### **Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. Since the proposed project will not include any new residential construction or rehabilitation of a residential structure, then it does not require further evaluation regarding HUD's noise regulation. Noise was calculated out of caution using traffic counts from WSDOT and using HUD's Day/Night Noise Level Calculator. The traffic count data for Tolt Avenue was project out 10 years and this data was utilized to calculate the noise from traffic along Tolt Avenue. The noise from traffic along Tolt Avenue was calculated to be 44 dB, which is an acceptable level, and no mitigation would be required. Source: HUD

**Supporting documentation**

[WSDOT Tolt Ave Traffic Counts.pdf](#)

[Partner Worksheet.pdf](#)

[Noise Calculated for 4001 Tolt Ave.pdf](#)

[Noise Calculated Based on Vehicle Weight.pdf](#)

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

Yes

No

## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>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.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

No

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

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

No

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

Yes

### Screen Summary

#### Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The project site is included in the Region X MOU - Alaska, Idaho, Oregon, Washington. Source: HUD, EPA

**Supporting documentation**

[Sole Source Aquifer Map.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. The project is in compliance with Executive Order 11990. A National Wetland Inventory map indicates there are no wetlands on or adjacent to the project site. A few freshwater emergent wetlands and freshwater forested/shrub wetlands are located southwest and southeast of the project site; however, these wetlands are far enough away that the proposed project should not have any impact on these water bodies. Stormwater from the project site will be fully infiltrated onsite and will not convey or discharge stormwater to any wetlands. Source: US Fish and Wildlife

**Supporting documentation**

[NWI Wetlands NEPAssist map 2025-11-26.jpg](#)  
[Wetland Map.pdf](#)  
[FWS National Wetland Mapper.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. The project is in compliance with the Wild and Scenic Rivers Act. There are currently no NWSRS or NRI rivers listed near the project site. Maps of the NWSRS and NRI rivers are attached. The listed rivers are highlighted in blue. Based on information found on the National Wild and Scenic Rivers System website, there are currently no study rivers in Washington State  
Sources: National Wild and Scenic River System (Rivers.gov), NPS: Department of the Interior

#### Supporting documentation

[Wild and Scenic Rivers.pdf](#)

[Study Rivers in US.pdf](#)

[NRI 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. There were several potential impact areas identified in the Related Laws and Authorities section along with mitigation plans. The project is in compliance with Executive Order 12898.

#### Supporting documentation

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

Yes

No