



**U.S. Department of Housing  
and Urban Development**  
Great Plains Office – Region VII  
400 State Avenue  
Kansas City, Kansas 66101-2406

## **Environmental Assessment for HUD-funded Projects**

[HUD recommended format per 24 CFR 58.40]

Project Name: **Casalina Chateau**

Responsible Entity: **Capax Infiniti Housing**  
[24 CFR 58.2(a)(7)]

Certifying Officer Name & Title: \_\_\_\_\_  
[24 CFR 58.2(a)(2)]

Environmental Review Record (ERR) File # **M-15-SG-19-0100**

## Environmental Assessment

**Project Location:** 8th street Perry, IA parcel # 02-10-181-011

**Estimated Total Project Cost (all sources):** \$1,050,962

**Amount of HUD Assistance:** \$997,380 **HUD Grant Program:** HOME

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

[24 CFR 58.2(a)(5)]

Capax Infiniti Housing

**Recipient Address & Phone:** 6401 Douglas Ave # 5, Urbandale, IA 50322

**RE Project Contact Name & Phone:** La Toya Guevara (515) 276-5844

**Conditions for Approval:** (List all mitigation and project modification measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements.) [24 CFR 58.40(d), 40 CFR 1505.2(c)]

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### FINDING: [58.40(g)]

- ☒ **Finding of No Significant Impact (FONSI)**  
(The project will not result in a significant impact on the quality of the human environment.)
- ☐ **Finding of Significant Impact**  
(The project may significantly affect the quality of the human environment.)

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**PREPARER SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PREPARER NAME & TITLE:** Robert Hubbard P.E.

**PREPARER'S AGENCY (If Different from RE):** Thompson Environmental Consulting

**RE APPROVING OFFICIAL SIGNATURE:**  **DATE:** 8/27/15

**RE APPROVING OFFICIAL NAME & TITLE:** La Toya Guevara

**Purpose of the Project:** ["Statement of Purpose and Need for the Proposal" - 40 CFR 1508.9(b)]  
**To provide affordable and handicapped accesible housing to low income residents in the Perry Iowa Area**

**Description of the Project:** Include all contemplated actions that are logically either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25] As appropriate, attach maps, site plans, renderings, photographs, budgets and other descriptive information.

**The property would be graded and six affordable housing units will be constructed along 8<sup>th</sup> Street. Three of the units will be handicap accesible.**

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and the trends likely to continue in the absence of the project. [24 CFR 58.40(a)]  
**The property is currently an empty lot planted with turf grass. There is a drop off at the south end of the property where a former railroad line passed through the property. The land to the south is a city park. The lots to the north and two of the three lots to the west are also empty. One lot to the west of the property has a house. Perry Elementary School is East of the property across 8<sup>th</sup> Street.**

## **Part I: Statutory Checklist** [24CFR §58.5]

**DIRECTIONS – For each authority, check one of the appropriate boxes under “Status.”**

**“A box”** The project is in compliance, either because: (1) the nature of the project does not implicate the authority under consideration, or (2) supporting information documents that project compliance has been achieved. In either case, information must be provided as to **WHY the authority is not implicated, or HOW compliance is met:** *OR*

**“B box”** The project requires an additional compliance step or action, including but not limited to consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

**IMPORTANT:** Compliance documentation consists of verifiable source documents and/or relevant base data. Appropriate documentation must be provided for each law or authority. Documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and studies that are not otherwise generally available for public review shall be included in the ERR. Refer to HUD guidance for more information.

Statute, Authority, Executive Order Regulation or Policy cited at 24 CFR §58.5	STATUS		Compliance Documentation
	A	B	
<b>1. Air Quality</b> [Clean Air Act sections 176(c) & (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See attached EPA Environmental Justice Screening Report documenting compliance
<b>2. Airport Hazards</b> (Clear Zones and Accident Potential Zones) [24 CFR 51D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The subject property is 3.5 miles from the Perry Airport which is outside the 2,500 foot potential runway protection zone
<b>3. Coastal Zone Management</b> [Coastal Zone Management Act sections 307(c) & (d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No coastal zone management programs are in the states of HUD Region VII, per Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management. ( <a href="http://coastalmanagement.noaa.gov/mystate/welcome.html">http://coastalmanagement.noaa.gov/mystate/welcome.html</a> )

<b>4. Contamination and Toxic Substances</b> [24 CFR 58.5(i)(2)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See attached Site Specific Field Contamination Checklist. No evidence of contamination was observed
<b>5. Endangered Species</b> [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property does not contain suitable habitat for any of the species listed in Informational Sheet "D" based on field observations
<b>6. Environmental Justice</b> [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the attached EPA Environmental Justice Screening Report documenting compliance
<b>7. Explosive and Flammable Operations</b> [24 CFR 51C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no activities involving explosive or flammable operations at the property or nearby
<b>8. Farmland Protection</b> [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property is not farmland
<b>9. Floodplain Management</b> [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property is not located within a flood plain. See the attached Iowa Flood Center floodplain map documenting that the property is outside of 100 and 500 year floodplains
<b>10. Historic Preservation</b> [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no structures on the property
<b>11. Noise Control</b> [24 CFR 51B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See attached Informational Sheet A: Noise Assessment
<b>12. Water Quality (Sole Source Aquifers)</b> [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no designated sole source aquifers in USEPA Region 7. See attached sheet from the EPA.
<b>13. Wetland Protection</b> [24 CFR 55, Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no wetlands on the property. See attached wetland mapper printout. No wetland vegetation was observed during the site visit.
<b>14. Wild and Scenic Rivers</b> [36 CFR 297]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no rivers near the property

## Part II: Environmental Assessment Checklist

[Environmental Review Guide HUD CPD-782, 24 CFR 58.40; 40 CFR 1508.8 & 1508.27]

For each impact category, evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers and page references. Then enter the appropriate determination of impact: None Anticipated, Potentially Adverse or Potentially Beneficial. Attach additional material as appropriate. Note conditions or mitigation measures required.

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<b>Impact Categories</b>	<b>Anticipated or Potential Impact</b> <ul style="list-style-type: none"><li>• Adverse</li><li>• Beneficial</li><li>• No Impact</li></ul>	<b>Source Documentation and Mitigation or Modification Required</b>
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### Land Development

Conformance with Comprehensive and Neighborhood Plans	Beneficial	Steve Tibbles, the Perry Building Official reviewed the schematic design and determined that the project aligns with their neighborhood plans.
Land Use Compatibility and Conformance with Zoning	Beneficial	The property is zoned for residential with single or multifamily residential permitted. See Attached Zoning Map. The Perry Building Official reviewed the plans and determined that they align with the zoning requirements.
Urban Design - Visual Quality and Scale	No Impact	The design of the proposed project is similar in scale to nearby housing and the design is compatible with the area.
Slope	Beneficial	The proposed project will involving filling a low area, that was the former railroad alignment at the south end of the property, to make it level with 8 <sup>th</sup> St.
Erosion	No Impact	The property is relatively flat except for the low area to the south. The development should not significantly impact erosion.
Soil Suitability	No Impact	Soils in the area are suitable for construction. See attached soils report.
Hazards and Nuisances, including Site Safety	Beneficial	Development will remove an empty lot, which could become a nuisance if left untended.
Noise - Effects of Ambient Noise on Project & Contribution to Community Noise Levels	No Impact	Development will consist of three duplex units.
Air Quality - Effects of Ambient Air Quality on Project & Contribution to Community Pollution Levels	No Impact	The ambient air quality in the area appears to be good based on the attached EJScreen Report. The project should not contribute to community pollution levels.

Energy Conservation	No Impact	The duplexes are designed to meet building code standards.
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### **Socioeconomic Factors**

Demographic Character Changes	Beneficial	The proposed project is expected to be beneficial to the demographic characteristics of the area.
Displacement	No Impact	Property is currently an empty lot. There will be no displacements.
Employment and Income Patterns	No Impact	

### **Community Facilities and Services**

Educational Facilities	No Impact	Lynne Ubben, the superintendent of Perry Schools was contacted on August 26 <sup>th</sup> and confirmed that the school system would be able to handle any additional students from the project.
Commercial Facilities	Beneficial	Additional residents in the area would be beneficial for commercial facilities.
Health Care	No Impact	Healthcare facilities in Perry and surrounding areas have adequate capacity to accommodate the needs of the of the new residents.
Social Services	No Impact	The new residents are not expected to significantly strain social services in the area.
Solid Waste	No Impact	Additional solid waste generated from the development is not likely to negatively impact service or capacity of solid waste disposal
Waste Water	No Impact	Dave Gliem, the Wastewater superintendent was contacted. He verified that the wastewater treatment plant had adequate spare capacity for three additional duplexes and that the distance to the proposed development would not cause any issues.

Storm Water	No Impact	The proposed development should not significantly impact stormwater runoff patterns after construction. The project will result in disturbance of more than one acre, so a construction NPDES permit will be required along with a Stormwater Pollution Prevention Plan documenting procedures to minimize stormwater pollution during construction.
Water Supply	No Impact	Correspondence with Hank Schmidt on August 25 documents that the water supply and quality are adequate in the area and comply with the requirements.
Public Safety <ul style="list-style-type: none"> <li>Police</li> </ul>	No Impact	The police presence in the area is sufficient for the proposed project. The proposed project is not expected to require additional police resources.
<ul style="list-style-type: none"> <li>Fire</li> </ul>	No Impact	The property is located one mile from the fire station by road.
<ul style="list-style-type: none"> <li>Emergency Medical</li> </ul>	No Impact	The property is less than one mile from the hospital. The hospital would not be negatively impacted by the healthcare needs of the new residents.
Open Space and Recreation <ul style="list-style-type: none"> <li>Open Space</li> </ul>	No Impact	The property is currently private property that is not available for public recreation. The proposed project will not change this. All duplexes have a backyard that provides open space for the residents.
<ul style="list-style-type: none"> <li>Recreation</li> </ul>	No Impact	The property is currently private property not available for public recreation. A small park and walking trails are available immediately south of the property. Weise Park, a large city park is less than 1/4 mile away and accessible by trail.
<ul style="list-style-type: none"> <li>Cultural Facilities</li> </ul>	No Impact	The project will have no negative impact on cultural resources. The property is less than half a mile from downtown Perry and cultural resources available there.
Transportation	No Impact	Duplexes include garages for resident's vehicles. Transportation is available in the area for handicapped people who are unable to drive themselves.

## Natural Features

Water Resources	No Impact	The proposed project should not have
Surface Water	No Impact	There is no surface water at or near the property
Unique Natural Features and Agricultural Lands	No Impact	Property is located within city limits in a developed area
Vegetation and Wildlife	No Impact	The only vegetation present is turf grass and trees.

### **Part III: Other Requirements** [24 CFR §58.6]

Complete the following table or attach a separate §58.6 Checklist.

<b>§58.6 Requirements</b>	<b>Compliance Status (Y/N)</b>	<b>Source Documentation</b>
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	YES	See attached Floodplain Map
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	YES	No Coastal Barrier Resource Areas in MO/KS/NE/IA. <a href="http://coastalmanagement.noaa.gov/mystate/welcome.html">http://coastalmanagement.noaa.gov/mystate/welcome.html</a>
Airport Runway Clear Zone Disclosure & Notification [§58.6(d)]	YES	Project is located more than 2,500 feet from the Perry Municipal airport

## **Summary of Findings and Conclusions**

**Project Alternatives Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it. Include consideration of the No Action Alternative, that is, not implementing the preferred alternative).

**No other structure alternatives were considered for the property. The no action alternative would likely result in the property remaining an empty lot, as it has been since the railroad was removed in 1983, with the potential for illegal dumping or other undesirable activities.**

### **Mitigation and Project Modification Measures Recommended**

[24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)



**If total disturbed area exceeds one acre during construction, a NPDES stormwater permit must be obtained.**

**Additional Studies Performed**

(List the reports, studies or analyses performed for this assessment, and attach studies or summaries.)

**The only study performed was a site visit by the preparer. There were no signs of contamination observed on the property or on surrounding properties. No followup investigations were recommended.**

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

(List agencies and persons consulted for this assessment.)

**Agencies contacted include:**

**Dave Glien, Superintendent of the Perry Wastewater Department**

**Hank Schmidt, Superintendent of the Perry Waterworks**

**Steve Tibbles, City of Perry Building Official**

**Lynne Ubben, Superintendent Perry Community Schools**