

## **NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

May 29, 2024

City of Tallahassee  
300 S. Adams Street  
Tallahassee, FL 32301  
850-891-7007

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tallahassee.

### **REQUEST FOR RELEASE OF FUNDS**

On or about Tuesday, June 18, 2024, the City of Tallahassee will submit a request to the HUD Jacksonville Office for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake a project known as the Lawrence-Gregory Generator for the purpose of installing an emergency back-up generator at the Lawrence-Gregory Community Center, located at 1115 Dade Street, Tallahassee, Florida 32304, with an estimated total project cost of \$500,000.

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of Tallahassee has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Tallahassee's Sustainability Division, Renaissance Building, 3<sup>rd</sup> Floor, 435 N. Macomb Street, Tallahassee, Florida, and may be examined or copied weekdays 8:00 A.M to 5:00 P.M. EST. A copy of the ERR is also available online at <https://cpd.hud.gov/cpd-public/environmental-reviews>, or <https://www.tal.gov.com/neighborhoodservices/housingnews>.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Tallahassee's Sustainability Division, 300 S. Adams Street, Box B-15, Tallahassee, Florida, 32301 or via email at [Sustainability@tal.gov.com](mailto:Sustainability@tal.gov.com). All comments received by Thursday, June 13, 2024, will be considered by the City of Tallahassee prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Tallahassee certifies to HUD that Dr. Kimball Thomas in his capacity as Director of the Department of Housing and Community Resilience consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Tallahassee to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of Tallahassee's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Tallahassee; (b) the City of Tallahassee has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Jacksonville Field Office at Charles E. Bennett Federal Building, 400 West Bay Street, Suite 1015, Jacksonville, FL 32202. Potential objectors should contact HUD to verify the actual last day of the objection period.

Dr. Kimball Thomas, Director  
Department of Housing and Community Resilience



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

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

### Project Information

**Project Name:** Lawrence-Gregory-Generator

**HEROS Number:** 900000010397080

**Project Location:** 1115 Dade St, Tallahassee, FL 32304

#### **Additional Location Information:**

(30 27 17.94 N, 84 17 48.77 W) Encompassing a total of approximately 3.59 acres over two parcels, the Lawrence-Gregory Community Center and adjacent Robinson-Trueblood Pool are City of Tallahassee Parks and Recreation facilities serving the residents of the Frenchtown neighborhood. The complex provides active and passive recreation facilities including a playground, picnic shelter, and pool, while the Lawrence-Gregory Community Center building includes a gymnasium, meeting and activity rooms, runs after school programs, and hosts many special events during the year. The proposed project is specific to the Lawrence-Gregory Community Center main building.

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

The Project involves installation of a new emergency generator to be fueled by piped-in natural gas. This project will supply backup power capacity at the Lawrence-Gregory Community Center (Center), a City-owned facility, to help mitigate the potential loss of power during severe storm events and provide reliable back-up power during extreme heat events when the Center may serve local low-moderate income residents as a cooling center. The City is submitting this project for an application for CDBG Entitlements funds; additional or partial funding may be provided through American Rescue Plan Act funding. The project will provide backup power to the Center through installation of a 250kW emergency generator, or the adequate size determined by the vendor and/or electrical engineer during the bid process to appropriately support the facility, and to install an automatic transfer switch and other necessary activities for the proper connection of the generator.

### Funding Information

Grant Number	HUD Program	Program Name	
B23-MC-12-0019	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$500,000.00

**Estimated Total HUD Funded Amount:** \$500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$500,000.00

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

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

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	N/A
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	N/A
Hazards and Nuisances including Site Safety and Site-Generated Noise	N/A
Energy Efficiency	N/A
Employment and Income Patterns	N/A
Demographic Character Changes / Displacement	N/A
Educational and Cultural Facilities (Access and Capacity)	N/A
Commercial Facilities (Access and Proximity)	N/A
Health Care / Social Services (Access and Capacity)	N/A
Solid Waste Disposal and Recycling (Feasibility and Capacity)	N/A
Waste Water and Sanitary Sewers (Feasibility and Capacity)	N/A
Water Supply (Feasibility and Capacity)	N/A
Public Safety - Police, Fire and Emergency Medical	N/A
Parks, Open Space and Recreation (Access and Capacity)	N/A
Transportation and Accessibility (Access and Capacity)	N/A
Unique Natural Features /Water Resources	N/A
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	N/A
Climate Change	N/A
Environmental Justice EA Factor	N/A
Other Factors 1	N/A
Permits, reviews, and approvals	Local building permits will be obtained, to include the electrical connections, gas connections, and final inspection of the working unit. RE will apply for a local environmental permit waiver due to project size. DEP Permits are exempt per state regulations.

**Project Mitigation Plan**

Not applicable. No mitigation measures required.

**Determination:**

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

Preparer Signature: *Kelly Corvin* Date: 5/14/24

Name / Title/ Organization: Kelly Corvin / Sustainability Program Coordinator / TALLAHASSEE

Certifying Officer Signature: *Kimball Thomas* Date: May 14, 2024

Name/ Title: Dr. Kimball Thomas, Director, Housing and Community Resilience

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

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

**Project Information**

**Project Name:** Lawrence-Gregory-Generator

**HEROS Number:** 900000010397080

**Responsible Entity (RE):** TALLAHASSEE, 300 S Adams St Tallahassee FL, 32301

**RE Preparer:** Kelly Corvin

**State / Local Identifier:**

**Certifying Officer:** Dr. Kimball Thomas

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

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 1115 Dade St, Tallahassee, FL 32304

**Additional Location Information:**

(30 27 17.94 N, 84 17 48.77 W) Encompassing a total of approximately 3.59 acres over two parcels, the Lawrence-Gregory Community Center and adjacent Robinson-Trueblood Pool are City of Tallahassee Parks and Recreation facilities serving the residents of the Frenchtown neighborhood. The complex provides active and passive

recreation facilities including a playground, picnic shelter, and pool, while the Lawrence-Gregory Community Center building includes a gymnasium, meeting and activity rooms, runs after school programs, and hosts many special events during the year. The proposed project is specific to the Lawrence-Gregory Community Center main building.

**Direct Comments to:** City of Tallahassee  
Sustainability Division  
300 S. Adams Street, B-15  
Tallahassee, Florida, 32301  
or via email at Sustainability@talgov.com

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

The Project involves installation of a new emergency generator to be fueled by piped-in natural gas. This project will supply backup power capacity at the Lawrence-Gregory Community Center (Center), a City-owned facility, to help mitigate the potential loss of power during severe storm events and provide reliable back-up power during extreme heat events when the Center may serve local low-moderate income residents as a cooling center. The City is submitting this project for an application for CDBG Entitlements funds; additional or partial funding may be provided through American Rescue Plan Act funding. The project will provide backup power to the Center through installation of a 250kW emergency generator, or the adequate size determined by the vendor and/or electrical engineer during the bid process to appropriately support the facility, and to install an automatic transfer switch and other necessary activities for the proper connection of the generator.

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

The Lawrence-Gregory Community Center is located in the northwest portion of the Greater Frenchtown/Southside Community Redevelopment Area (CRA) in Tallahassee's historic Frenchtown neighborhood. Encompassing a total of approximately 3.59 acres, the Lawrence-Gregory Community Center and neighboring Robinson-Trueblood Pool complex is an integral part of the Frenchtown Neighborhood. The Center includes a gymnasium, meeting and activity rooms, runs after school programs, and hosts many special events during the year. The Center does not have a generator currently; therefore, the Center is forced to close its doors when grid-furnished electric power goes down. With the addition of the proposed generator, the Center will have the infrastructure in place to serve the community during routine power outages, and during emergencies it will be able to serve as a post-disaster services hub, a center for emergency communications, food distribution, and a temporary cooling shelter. In the absence of this project, the Center will continue to have to close when the power goes out which limits its ability to serve the community.

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

The project site consists of approximately 0.24 acres of undeveloped grassland and a portion of a concrete sidewalk. The subject property is surrounded by various portions of the Lawrence-Gregory Community Center, including the Community Center's gym building immediately to the south, an open grassy area to the east, Dade Street and a concrete sidewalk to the west, and the City's Robinson-Trueblood Pool to the north. In the absence of this project, the Center will continue to close its operations when grid-furnished electric power goes out and will continue to be unable to serve the community following disasters and when the grid power is down.

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

[Site Maps.pdf](#)

[LG Site Photos \(1\).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:**

[Lawrence Gregory Generator EA Signature Page - signed.pdf](#)

**7015.15 certified by Certifying Officer**

**on:**

**7015.16 certified by Authorizing Officer**

**on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B23-MC-12-0019	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$500,000.00

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



**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$500,000.00

**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>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to EPA's NEPAassist Tool accessed at <a href="http://nepassisttool.epa.gov/nepassist/entry.aspx">http://nepassisttool.epa.gov/nepassist/entry.aspx</a> , 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.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Coastal Barrier Resource System Mapper accessed at <a href="https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/">https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/</a> , this project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<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]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA Flood Insurance Rate Map (FIRM) #12073C-0283F, dated August 18, 2009, the subject property is not located in a flood zone. As no structures are located in a FEMA-designated Special Flood Hazard Area, flood insurance is not required to be carried under the provisions of the National Flood Insurance Program (NFIP). While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		

<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the EPA Greenbook accessed at <a href="https://www.epa.gov/green-book">https://www.epa.gov/green-book</a> and the NEPAassist website accessed at <a href="http://www.epa.gov/nepa/nepassist">http://www.epa.gov/nepa/nepassist</a>, the subject property is not located within a Non-attainment or Maintenance area. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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. The project is in compliance with contamination and toxic substances requirements.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>RE obtained an Official Species List for the subject property using the USFWS Information for Planning and Consultation (IPAC) website accessed at <a href="https://ecos.fws.gov/ipac/">https://ecos.fws.gov/ipac/</a>. According to the Official Species List, five (5) federally-listed species have the potential to be present within the project area: Whooping Crane, Wood Stork, Alligator Snapping Turtle, Eastern Indigo Snake, and Monarch Butterfly. Based on an analysis of the habitat requirements of the identified species and the physical characteristics of the subject property, no suitable habitat is believed to be present for the five identified species. In addition, no critical habitats were identified within the</p>

		project area. 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.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description (installation of an emergency generator) the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
<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.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA Flood Insurance Rate Map (FIRM) #12073C-0283F, dated August 18, 2009, the subject property is not located within a floodplain. Pursuant to correspondence with Mark Fuller, the City's Floodplain Manager on April 17, 2024, there are no FEMA mapped floodplains, nor any upcoming known floodplain changes (no pending nor preliminary FIRMs) for the subject property. This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RE submitted requests for consultation with the SHPO and Tribes. Pursuant to their May 14, 2024, the SHPO determined the project would have no impact on historic resources. In the event that ground-disturbing work uncovers significant archaeological materials or human remains, ground disturbing activities will immediately be stopped within a 300-foot radius, the materials protected, and the State Historic Preservation Officer and the Tribal Historic Preservation Officers will

		be contacted as soon as possible, and given an opportunity to provide input before construction resumes. Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.
<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 (installation of an emergency backup generator), 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.
<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	According to the Sole Source Aquifer layer obtained from EPA NEPassist accessed at <a href="http://nepassisttool.epa.gov/nepassist/entry.aspx">http://nepassisttool.epa.gov/nepassist/entry.aspx</a> , the project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<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 this section. The project is in compliance with Executive Order 11990.
<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	According to the National Wild & Scenic Rivers website accessed at <a href="http://www.rivers.gov/wildriverslist.html">www.rivers.gov/wildriverslist.html</a> and the Nationwide Rivers Inventory (NRI) accessed at <a href="https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm">https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm</a> , this project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<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	Utilizing the NEPassist website accessed at <a href="https://nepassisttool.epa.gov/nepassist/nepamap.aspx">https://nepassisttool.epa.gov/nepassist/nepamap.aspx</a> , environmental justice

		<p>factors were analyzed within a 1-mile radius of the subject property. Within a 1-mile radius of the subject property, the community is 70% low-income, and minorities account for 63% of the population. While the surrounding area is a predominately minority area within the City of Tallahassee, the RE does not believe that the installation of the generator will create adverse environmental or human health impacts to the neighborhood or to minority and low-income populations relative to the community-at-large. No adverse environmental nor human health impacts were identified on the subject property or immediately surrounding areas. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</p>
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**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	2	According to the Tallahassee-Leon County Zoning and Land Use maps accessed at <a href="https://tlcgis.leoncountyfl.gov/zoning/">https://tlcgis.leoncountyfl.gov/zoning/</a> , the subject property is currently zoned RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District. Pursuant to Dylan Haase, Land Use Administrator for the City of Tallahassee (see March 27, 2024	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Zoning / Scale and Urban Design		email), the zoning district allows the existing recreational uses at this location as a restricted use, and the proposed generator is a permitted use. No land use or zoning changes are needed to facilitate this project. Therefore, the proposed development is in compliance with local zoning ordinances.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Based on visual observations, there is no evidence of soil problems or unstable conditions on the subject property. According to USGS Topographic Quadrangle: Tallahassee, Florida 2021, the topography of the project location is level with topography in the vicinity sloping toward the east/southeast where a storm drain exists to convey storm water offsite. According to the City of Tallahassee's Utility Center GIS, severe and significant grades are located just north of the subject property with grades sloping to the east where a stormwater drain is located to effectively capture stormwater. The existing conveyance system will be utilized to capture any additional run-off and engineering will be conducted as part of the development process to ensure that no adverse impacts to soils or slopes will occur as a result of the proposed project.	N/A
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	No "nuisances" or "hazards" were observed at the subject property or surrounding properties during the site inspection. Associated installation/construction activities will not result in any significant noise generation levels within the area, nor will it conflict with local ordinances. Site safety will be addressed with the installation of chain link fence around the generator. The project is in compliance with hazards and nuisances including site safety and noise requirements.	N/A
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	According to U.S. Census Bureau American Community Survey (ACS) 2018-2022 data obtained from the Census Bureau - My Community Explorer accessed at <a href="https://experience.arcgis.com/experience/13a111e06ad242fba0fb62f25199c7dd/page/Page-1/">https://experience.arcgis.com/experience/13a111e06ad242fba0fb62f25199c7dd/page/Page-1/</a> , the subject property is located within Census Tract 6 of Leon County. Approximately 37.7% of population were listed as employed, the per capita income was \$32,695, and 49.6% of the population in the area was above the poverty level. Other than temporary employment related to site preparation and generator installation, no permanent jobs or economic opportunities will be created by the proposed action, therefore no impact is anticipated.	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Demographic Character Changes / Displacement	2	The proposed project is compatible with the surrounding community, no demographic character changes or displacement will occur with the proposed project.	N/A
Environmental Justice EA Factor	2	According to the NEPAassist website accessed at <a href="https://nepassisttool.epa.gov/nepassist/nepamap.aspx">https://nepassisttool.epa.gov/nepassist/nepamap.aspx</a> , (EJScreen) the subject property was analyzed within a 1-mile radius. The subject property is located in a low-income and predominately minority area within the City of Tallahassee, as the percent minority for the subject property and its surrounding area is 63%. However, the RE does not believe that the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large as there are no adverse environmental impacts identified on the subject property nor immediately surrounding areas.	N/A
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	1	Back-up electrical generation supports the Center's function as a location for educational classes, after-school activities, as well as for cultural events allowed at the Center. Therefore, a beneficial impact is anticipated from the proposed project.	N/A
Commercial Facilities (Access and Proximity)	2	Not applicable. This is not a commercial facility, nor will any residents be residing at the project location that could impact nearby commercial facilities.	N/A
Health Care / Social Services (Access and Capacity)	1	Back-up electrical generation capacity will make the Center continuously available for disaster-related uses, as a congregant cooling center, and for other community health and social services needs. Because the purpose of the proposed project is to address the needs of the community by building a more resilient facility, and the fact that there will be no residents residing at the subject property, minor beneficial impacts are anticipated.	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Not applicable. A generator will not produce solid waste or recyclable material.	N/A
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Not applicable. A generator will not produce wastewater or impact sanitary sewers. On-site water drainage already exists for surface water from rain.	N/A
Water Supply (Feasibility and Capacity)	2	Not applicable. While adequate water supply is available to the Center, the proposed generator will have no impact on water supply.	N/A
Public Safety - Police, Fire and Emergency Medical	1	Electrical capacity improvement from the generator installation will support the community center's capacity to continue its programming during power outages and to operate as a post-disaster response facility resulting in a beneficial impact to public safety.	N/A
Parks, Open Space and Recreation (Access and Capacity)	1	The project location (Lawrence-Gregory Community Center) is a City of Tallahassee park and recreational facility of which the proposed project would ensure ongoing services when grid power goes down, resulting in a beneficial impact. The generator will be installed on the north side of the Center between two existing HVAC units; therefore, the generator location will not affect open space or existing recreational uses.	N/A
Transportation and Accessibility (Access and Capacity)	2	Not applicable. Installation of the proposed generator will not affect the Center's traffic patterns nor will it create any accessibility barriers.	N/A
<b>NATURAL FEATURES</b>			



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Unique Natural Features /Water Resources	2	The installation of the proposed generator between existing HVAC units will not impact natural features of the site. No unique natural features or water resources are located in the vicinity, and no impacts are anticipated from the proposed project.	N/A
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project location is a mowed grass lawn area between two existing HVAC units on the north side of the existing building. No unique vegetation or wildlife would be affected by the proposed project.	N/A
Other Factors 1	1	Center resiliency and sustainability is notably increased. A minor beneficial impact is anticipated.	N/A
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	1	According to FEMA's National Risk Index (NRI), the property's census tract is at relatively high risk of hurricanes and tornadoes. Pursuant to HUD guidance, climate change impacts were analyzed over the period of a typical mortgage (30-40 years), although a mortgage is not applicable to the proposed project. According to The Climate Explorer accessed at <a href="https://crt-climate-explorer.nemac.org/next_steps/?city=Leon%2BCounty%2C+FL&amp;county=Leon%2BCounty&amp;area-id=12073&amp;fips=12073&amp;zoom=7&amp;lat=30.4906177&amp;lon=-84.1857115&amp;id=tmax">https://crt-climate-explorer.nemac.org/next_steps/?city=Leon%2BCounty%2C+FL&amp;county=Leon%2BCounty&amp;area-id=12073&amp;fips=12073&amp;zoom=7&amp;lat=30.4906177&amp;lon=-84.1857115&amp;id=tmax</a> , the following hazards/risks have been identified: Extreme Temperatures and Changed seasonal patterns. According to HUD's Climate Mapping for Resilience and Adaptation tool ( <a href="https://livingatlas.arcgis.com/assessment-tool/home/">https://livingatlas.arcgis.com/assessment-tool/home/</a> ) the following potential hazards all found to be of "relatively moderate" risk: Extreme Heat, Wildfire, and Flooding. While these findings are generalized for Leon County as a whole, the proposed project is not in or near a floodplain, wetland, or waterbody; therefore, RE does not find that flooding is an issue at the project site, nor does the proposed project	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>increase the risk of flooding. Additionally, while Leon County is surrounded by forests at increased risk of wildfire, the proposed project is within an urbanized area that does not experience a relative increase in wildfire risk, nor would the proposed action increase that risk (see Tallahassee Community Resilience Plan, 2019). In addition, HUD has developed their Community Resilience Toolkit (<a href="https://www.hudexchange.info/resource/5981/community-resilience-toolkit/">https://www.hudexchange.info/resource/5981/community-resilience-toolkit/</a>) and provided measures to be implemented at the construction stage to mitigate the foreseeable risk associated with the identified climate-related hazards (wind/hurricane and extreme temperatures/heat). Given the above analysis, RE has identified wind/hurricane and extreme temperatures/heat as the most significant climate related hazards at the project location. The proposed project serves to protect human health and will mitigate the effects of extreme temperatures/heat by being a backup power source for the community center, allowing it to continue to operate when grid power goes down and serve as a cooling center to residents during heat waves, post-disasters, or any other time when grid power goes down. Likewise, the proposed project will mitigate the impacts of wind/hurricanes/tornadoes on the community by enabling the community center to serve as a hurricane shelter and/or a staging area for post-disaster response efforts. The generator will be built to all applicable local and building codes to withstand strong winds. Additionally, the generator will be EPA-certified to minimize emissions. According to the Leon County Local Mitigation Strategy, installation of permanent generators may be utilized to address public infrastructure failures in times of significant weather events. The proposed project would offer a minor beneficial impact to help mitigate the impacts of climate change on the community.</p>	
Energy Efficiency	2	<p>Based on the fact that the proposed project is an emergency generator, the project will have no negative or positive impact on overall building energy efficiency. The proposed generator will be serviced with piped-in natural gas. Existing underground natural gas infrastructure and supply is available to the project site. The generator will be situated on the north-side of the building, which is shaded all day, aiding in keeping the unit cooler. RE will purchase an EPA-certified generator</p>	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		ensuring that the generator will be among the most fuel-efficient on the market. Since the emergency generator will only operate when the electric grid is down, the proposed action will have no impact on the overall energy efficiency of the building but will increase the resiliency of the building to be able to continue operations during power outages and in emergency response situations.	

**Supporting documentation**

[Environmental Assessment Factors Documentation.pdf](#)

**Additional Studies Performed:**

No additional studies have been performed.

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

by:

Kelly Corvin

2/7/2024 12:00:00 AM

[LG Site Photos \(1\).pdf](#)

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

Sources: \* EPA's NEPAAssist Tool - <http://nepassisttool.epa.gov/nepassist/entry.aspx> \* Coastal Barrier Resource System Mapper - <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/> \* FEMA Flood Insurance Rate Map (FIRM) #12073C-0283F, dated August 18, 2009 - FEMA Flood Map Service Center | Welcome! \* National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) - <https://coast.noaa.gov/czm/mystate/> \* USFWS Information for Planning and Consultation (IPAC) - <https://ecos.fws.gov/ipac/> \* NEPAAssist - <https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=1115+dade+st+tallahassee> \* EPA Greenbook <https://www.epa.gov/green-book> \* USFWS National Wetlands Inventory Layer - <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper> \* National Wild & Scenic Rivers website - [www.rivers.gov/wildriverslist.html](http://www.rivers.gov/wildriverslist.html) \* Nationwide Rivers Inventory (NRI) - <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm> \* The Climate Explorer - [https://crt-climate-explorer.nemac.org/next\\_steps/?city=Leon%2BCounty%2C+FL&county=Leon%2BCounty&area-id=12073&fips=12073&zoom=7&lat=30.4906177&lon=-](https://crt-climate-explorer.nemac.org/next_steps/?city=Leon%2BCounty%2C+FL&county=Leon%2BCounty&area-id=12073&fips=12073&zoom=7&lat=30.4906177&lon=-)

84.1857115&id=tmax \* HUD's Climate Mapping for Resilience and Adaptation Tool -  
<https://livingatlas.arcgis.com/assessment-tool/home/> \* HUD's Community Resilience  
Toolkit - [https://www.hudexchange.info/resource/5981/community-resilience-  
toolkit/](https://www.hudexchange.info/resource/5981/community-resilience-toolkit/) \* EPA - Cleanups in my Community - <https://map22.epa.gov/cimc/superfund>  
\* Map Direct: Contamination Locator Map -  
<https://ca.dep.state.fl.us/mapdirect/?focus=contamlocator> \* DEP Storage Tank  
Regulation (STCM) Map -  
[https://www.arcgis.com/home/webmap/viewer.html?webmap=86457ad0af884145a  
a9c32d9377795cf](https://www.arcgis.com/home/webmap/viewer.html?webmap=86457ad0af884145aa9c32d9377795cf) \* USDA Natural Resources Conservation Service: Web Soil Survey -  
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> \* Tallahassee-Leon  
County Zoning and Land Use Maps - <https://tlcgis.leoncountyfl.gov/zoning/> \* City of  
Tallahassee Utility Center GIS - <http://cot-intrawebp/utilitycenter/> \* Tallahassee  
Local Mitigation Strategy -  
[https://www.talgov.com/Uploads/Public/Documents/you/lms\\_progress\\_report.pdf](https://www.talgov.com/Uploads/Public/Documents/you/lms_progress_report.pdf)  
\* Census Bureau - My Community Explorer  
[https://experience.arcgis.com/experience/13a111e06ad242fba0fb62f25199c7dd/pag  
e/Page-1/](https://experience.arcgis.com/experience/13a111e06ad242fba0fb62f25199c7dd/page/Page-1/) \* Municode: Tallahassee -  
[https://library.municode.com/fl/tallahassee/codes/land\\_development\\_code?nodeId=  
LADECO\\_CH10ZO\\_ARTIVZODIDEST\\_DIV1GE\\_S10-170REPRDI](https://library.municode.com/fl/tallahassee/codes/land_development_code?nodeId=LADECO_CH10ZO_ARTIVZODIDEST_DIV1GE_S10-170REPRDI) \* Tallahassee  
Community Resilience Plan, 2019 -  
<https://www.talgov.com/uploads/public/documents/publicsafety/resplansm.pdf>  
Persons Consulted: \* Mark Fuller (City of Tallahassee Floodplain Manager) \* Dylan  
Haase (City of Tallahassee Growth Management Department's Land Use  
Administrator) Agencies & Tribes Consulted: (see attached list)

[Agency Contact and Comments CombinedFINAL.pdf](#)  
[Tribal Contacts Combined.pdf](#)

**List of Permits Obtained:**

Local building permits will be obtained, to include the electrical connections, gas connections, and final inspection of the working unit. RE will apply for a local environmental permit waiver due to project size. DEP Permits are exempt per state regulations.

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

RE conducted outreach and solicited consultation with the State Historic Preservation Office, Tribes, and relevant local, state, and federal agencies through consultation letters. Additionally, the FONSI/RROF will be printed in the Tallahassee Democrat and on the City's website for a 15-day public comment period. Lists of contacted tribes and agencies are included above.

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

The proposed installation of a generator at the Lawrence-Gregory Community Center is a singular HUD-funded activity unrelated to other locations or other activities. The Environmental Assessment of the proposed project to install a new generator showed minimal disruption to the built environment, no negative environmental impacts, and some minor positive environmental impacts.

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

No feasible alternatives for the proposed project were identified that would result in less impacts. Field investigation of all areas of proposed disturbance for the proposed activities were inspected to ensure that potential impacts to the environment and human health would be avoided or minimized through the implementation of mitigation measures. Based on the analysis of this environmental assessment, there are no requirements that would necessitate any mitigation measures. RE finds the project in compliance with federal and state environmental assessment requirements. The project addresses center functionality in the event of widespread or prolonged loss of power in the area. Diesel and natural gas on-site fuel sources for back-up power generation are currently the only practical options for back-up power generation. Whereby, the generator will utilize clean natural gas as its fuel source thus ensuring potential impacts are at a minimum.

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

The No Action Alternative would be to do nothing and not install back-up electric power generation at the Center, thereby maintaining the status quo in which the Center must close and service to the Community must cease when the grid power goes down (including after natural disasters) limiting its resiliency and functionality as a post-disaster response center.

**Summary of Findings and Conclusions:**

The proposed generator has no negative environmental impact. The project in fact has positive environmental impacts in the areas of addressing environmental justice, increased Center functionality in a LMI area through increased capacity as a post-disaster and emergency response center, and minor improvements to educational/cultural facilities, health care and social services, public safety, parks and recreation, Center resiliency and sustainability, and climate change.

**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>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	N/A	N/A		
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	N/A	N/A		
Hazards and Nuisances including Site Safety and Site-Generated Noise	N/A	N/A		
Employment and Income Patterns	N/A	N/A		
Demographic Character Changes / Displacement	N/A	N/A		
Environmental Justice EA Factor	N/A	N/A		
Educational and Cultural Facilities (Access and Capacity)	N/A	N/A		
Commercial Facilities	N/A	N/A		

(Access and Proximity)				
Health Care / Social Services (Access and Capacity)	N/A	N/A		
Solid Waste Disposal and Recycling (Feasibility and Capacity)	N/A	N/A		
Waste Water and Sanitary Sewers (Feasibility and Capacity)	N/A	N/A		
Water Supply (Feasibility and Capacity)	N/A	N/A		
Public Safety - Police, Fire and Emergency Medical	N/A	N/A		
Parks, Open Space and Recreation (Access and Capacity)	N/A	N/A		
Transportation and Accessibility (Access and Capacity)	N/A	N/A		
Unique Natural Features /Water Resources	N/A	N/A		
Vegetation / Wildlife (Introduction, Modification, Removal,	N/A	N/A		

Disruption, etc.)				
Other Factors 1	N/A	N/A		
Climate Change	N/A	N/A		
Energy Efficiency	N/A	N/A		

**Project Mitigation Plan**

Not applicable. No mitigation measures required.

**Supporting documentation on completed measures**



## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

No

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

Yes

### Screen Summary

#### Compliance Determination

According to EPA's NEPAAssist Tool accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, 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.

#### Supporting documentation

[Airport Hazards LG.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)	

**1. Is the project located in a CBRS Unit?**

No

Document and upload map and documentation below.

Yes

#### Compliance Determination

According to the Coastal Barrier Resource System Mapper accessed at <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>, this project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

#### Supporting documentation

[LG CBRS 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:**

[No Preliminary or Pending FIRMs \(1\).pdf](#)  
[LG FIRMette.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

**Screen Summary**

**Compliance Determination**

According to FEMA Flood Insurance Rate Map (FIRM) #12073C-0283F, dated August 18, 2009, the subject property is not located in a flood zone. As no structures are located in a FEMA-designated Special Flood Hazard Area, flood insurance is not required to be carried under the provisions of the National Flood Insurance Program (NFIP). While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The project is in compliance with flood insurance requirements.

**Supporting documentation**

[NFIP Community Status Book \(1\).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

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

#### Screen Summary

##### **Compliance Determination**

According to the EPA Greenbook accessed at <https://www.epa.gov/green-book> and the NEPAAssist website accessed at <http://www.epa.gov/nepa/nepassist>, the subject property is not located within a Non-attainment or Maintenance area. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

##### **Supporting documentation**

[Air Quality \(1\).pdf](#)

[LG Non-Attainment Areas Map.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

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 is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**

[LG CZM Map.pdf](#)

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

Yes

No

### Contamination and Toxic Substances

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

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

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening

None of the Above

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

No

**Explain:**

Site contamination was evaluated as follows: Contamination Locator Maps and other resources from the EPA and Florida Department of Environmental Protection were pulled and after review, no on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were found. The project is in compliance with contamination and toxic substances requirements.

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

Yes

**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. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Contamination Locator Map Direct AIR.pdf](#)  
[EPA UST Screening Report.pdf](#)  
[LG Contamination Locator within 1 mile.pdf](#)  
[Superfund Sites within 1 miles.pdf](#)  
[Solid Waste within 1 mile \(AIR\).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:

RE obtained an Official Species List for the subject property using the USFWS Information for Planning and Consultation (IPAC) website accessed at <https://ecos.fws.gov/ipac/>. According to the Official Species List, five (5) federally-listed species have the potential to be present within the project area: Whooping Crane, Wood Stork, Alligator Snapping Turtle, Eastern Indigo Snake, and Monarch Butterfly. Based on an analysis of the habitat requirements of the identified species and the physical characteristics of the subject property, no suitable habitat is believed to be present for the five identified species. In addition, no critical habitats were identified within the project area. Based on the foregoing, and based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, this project will have No Effect on listed species. This project is in compliance with the Endangered Species Act.

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**

RE obtained an Official Species List for the subject property using the USFWS Information for Planning and Consultation (IPAC) website accessed at <https://ecos.fws.gov/ipac/>. According to the Official Species List, five (5) federally-listed species have the potential to be present within the project area: Whooping Crane, Wood Stork, Alligator Snapping Turtle, Eastern Indigo Snake, and Monarch Butterfly. Based on an analysis of the habitat requirements of the identified species and the physical characteristics of the subject property, no suitable habitat is believed to be present for the five identified species. In addition, no critical habitats were identified within the project area. 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**

[FWS Bald Eagle Response.pdf](#)

[Audubon Florida EagleWatch Public Nest Map.pdf](#)

[Species List\\_ Florida Ecological Services Field Office.pdf](#)

[IPAC Consistency Letter.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

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

Yes

### Screen Summary

#### Compliance Determination

Based on the project description (installation of an emergency generator) the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

#### Supporting documentation

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:

According to the NRCS Farmlands Classification Map, the subject property is not classified as "prime farmland," therefore, the proposed action would not involve the conversion of farmland to non-agricultural uses. Additionally, according to NEPAassist accessed at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=1115+dade+st+tallahassee>, the subject property is located within a developed, medium intensity area; therefore, the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act per 7 CFR Part 658.2. The project is in compliance with the Farmland Protection Policy Act.

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.

##### Supporting documentation

[NEPAssist Land Cover Map.pdf](#)  
[LG Urbanized Map.pdf](#)  
[LG Farmlands Protection Map \(NCRS\).pdf](#)

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

Yes

✓ No

### Floodplain Management

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

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

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

None of the above

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

[No Preliminary or Pending FIRMs \(1\).pdf](#)  
[LG FIRMette.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

**Screen Summary**

**Compliance Determination**

According to FEMA Flood Insurance Rate Map (FIRM) #12073C-0283F, dated August 18, 2009, the subject property is not located within a floodplain. Pursuant to correspondence with Mark Fuller, the City's Floodplain Manager on April 17, 2024, there are no FEMA mapped floodplains, nor any upcoming known floodplain changes (no pending nor preliminary FIRMs) for the subject property. This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

**Supporting documentation**

[CoT Floodplain Maps.pdf](#)

**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).

**Threshold (b). Document and upload the memo or explanation/justification of the other determination below:**

RE submitted requests for consultation with the SHPO and Tribes. Pursuant to their May 14, 2024, the SHPO determined the project would have no impact on historic resources. Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

RE submitted requests for consultation with the SHPO and Tribes. Pursuant to their May 14, 2024, the SHPO determined the project would have no impact on historic resources. In the event that ground-disturbing work uncovers significant archaeological materials or human remains, ground disturbing activities will immediately be stopped within a 300-foot radius, the materials protected, and the State Historic Preservation Officer and the Tribal Historic Preservation Officers will be



contacted as soon as possible, and given an opportunity to provide input before construction resumes. Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.

**Supporting documentation**

[DOS Response.pdf](#)  
[worksheet 11 tribal consultation.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 (installation of an emergency backup generator), 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.

**Supporting documentation**

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

Yes

Lawrence-Gregory-  
Generator

Tallahassee, FL

900000010397080

✓ 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

According to the Sole Source Aquifer layer obtained from EPA NEPAassist accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, the project is not located on a sole

source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[NEPAssist Sole Source Aquifers 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

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

Yes

#### Screen Summary

##### **Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

##### **Supporting documentation**

[LG Wetlands Map.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**

According to the National Wild & Scenic Rivers website accessed at [www.rivers.gov/wildriverslist.html](http://www.rivers.gov/wildriverslist.html) and the Nationwide Rivers Inventory (NRI) accessed at <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>, this project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[LG Wild and Scenic Rivers Map.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**

Utilizing the NEPAassist website accessed at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>, environmental justice factors were analyzed within a 1-mile radius of the subject property. Within a 1-mile radius of the subject property, the community is 70% low-income, and minorities account for 63% of the population. While the surrounding area is a predominately minority area within the City of Tallahassee, the RE does not believe that the installation of the generator will create adverse environmental or human health impacts to the neighborhood or to minority and low-income populations relative to the community-at-large. No adverse environmental nor human health impacts were identified on the subject property or immediately surrounding areas. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Supporting documentation**



[LG Environmental Justice.pdf](#)

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

Yes

✓ No