

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

Project Information

Project Name: Arroyo-Crossing

HEROS Number: 900000010245829

Responsible Entity (RE): Grand County, 125 E. Center St Moab UT,

RE Preparer: Jenna Whetzel

State / Local Identifier:

Certifying Officer: Mallory Nassau

Grant Recipient (if different than Responsible Entity): Housing Authority of Southeastern Utah

PHA Code: UT014

Point of Contact: Benjamin Riley

Consultant (if applicable):

Point of Contact:

Project Location: 2022 Spanish Valley Dr., Moab, UT 84532

Additional Location Information:

N/A

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

In the Arroyo Crossing subdivision, there will be a total of 216 new units built in 3 phases. These 216 units will consist of 32 apartments, twenty-four 450 square foot cottages, 52 townhomes, 44 duplexes, and 64 single-family homes. These projects are currently in the pre-development stage. Possible federal funding provided to HASU by the Housing Assistance Council will help to build 8 of these single-family homes. These single-family homes will range from 1,600-1,800 square feet. This subdivision is located at 2022 Spanish Valley Drive and at 2003 East Plateau Drive, Moab, Utah. It comprises two parcels totaling about 39 acres located within the southeast quarter of Section 17, Township 26 South, Range 22 East of the Salt Lake Principal Meridian. The Site is zoned MFR (southwest of Spanish Valley Drive) and large lot residential (north of Spanish Valley Drive) by Grand County Planning and Zoning. The Site lies within the USGS Moab, Utah topographic quadrangle and is at an elevation 4,380 to 4440 feet above mean sea level. The topography in the vicinity of the Site slopes gently towards the northeast towards Mill Creek. To the north are residences and a small ranch. To the east are more residences and open land. To the south is open land, south of this are several commercial properties. To the west are commercial properties and several residences. The Arroyo Crossing site is owned by the Moab Area Community Land Trust (MACLT). Homeowners will own their homes, but not the land, which will be owned by MACLT in perpetuity to keep homes affordable for future Low and Very-Low homeowners in Grand County. The site will consist of entirely new construction with minor land disturbance. Attached is the final plat of Arroyo Crossing and a map that shows the planned phases of construction for the site.

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

HASU is requesting \$150,000 in SHOP funds for 8 homes in the new Arroyo Crossing subdivision. This is a new subdivision consisting of land owned by the Moab Area Community Land Trust (MACLT). MACLT was created to hold lands in trust to make homes affordable to homeowners. Homeowners sign Ground Leases and agree to Maximum Resale Prices to make sure future Low and Very-Low income homeowners can afford to live in this subdivision in perpetuity. Grand County is in the midst of an affordable housing crisis. With Arches and Canyonlands National Parks in our backyard, Moab brings in visitors from around the world. Home values are skyrocketing while the supply of decent, safe, sanitary, and affordable homes for Grand County residents remains low. Like other resort communities similar to Grand County, outside buyers are purchasing properties to be used as investments and/or second homes, causing real estate prices to increase. A basic mortgage calculator shows that the monthly mortgage payment for a home listed at the average YTD sales price of \$538,297 in Grand County (according to the October 2021 newsletter provided by the Utah Association of Realtors) is \$2,235.45, including taxes, insurance, and PMI costs. This is assuming a 2.5% interest rate for a 33-year loan period, assuming the terms of USDA 502 loans at the time of this submission. This cost represents almost all of the average monthly wage for a worker in the Accommodation and Food Services Industry, according to data collected by Grand County. These workers make up almost one-third (30.27%) of Grand County's

workforce. These numbers reflect a widening housing affordability gap in Grand County. Not surprisingly, almost half of households earning less than \$50,000 per year are cost burdened, meaning they spend more than 30% of their monthly income on housing expenses including mortgage or rent, taxes, insurance, utilities, and HOA fees where applicable. The Mutual Self-Help program strives to close the affordability gap between homes that Low and Very-Low income residents can afford and the heavy influx of high-priced homes currently on the market. Sales prices for second homes and short-term rentals are exorbitant and are out of the realm of possibility for local long-term occupancy. HASU's MSH program adds at least 20 homes to the affordable stock every 2 years. Arroyo Crossing will add at least 300 units to Grand County's affordable housing stock. All MSH homes have deed and/or Ground Lease restrictions attached to them ensuring that all occupants of these homes are full-time residents of Grand County who live in the home for at least 9 months out of each calendar year. Short-term rentals are prohibited. MSH is vital in providing homeownership opportunities to residents who cannot qualify for conventional loans. Building on MACLT-owned land ensures that future homeowners can also purchase these homes at an affordable rate for at least 99-years.

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

Arroyo Crossing is located at 2022 Spanish Valley Drive and 2003 E. Plateau Drive, Moab, Utah. The Arroyo Crossing (AC) subdivision is brand new. It is located on a flat piece of land with mild shrub growth. The Site is comprised of two parcels totaling about 39 acres on Grand County Assessor parcel numbers 02-0017-0020 and 02-0CLR-0002 located along Spanish Valley Drive and owned by the Moab Area Community Land Trust (MACLT). The Site is vacant property and has been vacant since at least 1937. The Phase 1 Environmental Site Assessment conducted by Avant Environmental Services revealed no evidence of recognized environmental conditions in connection with the Site. The Site is in Grand County, just outside the city limits of Moab, a town with residences, small business, and agricultural land usage. Historic mining for uranium has occurred in the vicinity of Moab, with businesses in the town historically providing support for that mining. Moab has transitioned from rural mining and agricultural use into a vacation and recreation destination over the last several decades. Single-Family homes are currently being constructed by the site by Community Rebuilds and the Housing Authority of Southeastern Utah through the Mutual Self-Help USDA-RD loan program. Before this development began, the site consisted of undeveloped vacant land. The surrounding area has residential and some business developments. The Site is zoned Multi-Family Residential (southwest of Spanish Valley Drive) and Large Lot residential (north of Spanish Valley Drive) by Grand County Planning and Zoning. The Site lies within the USGS Moab, Utah topographic quadrangle and is at an elevation 4,380 to 4440 feet above mean sea level. The topography in the vicinity of the Site slopes gently towards the northeast towards Mill Creek. There are residential neighborhoods adjacent to the subdivision.

Moab Regional Hospital, shopping areas, schools, and other amenities are in the town of Moab, about 3.15 miles away. In the absence of the Arroyo Crossing development, this site would remain undeveloped and its zoning would remain the same. Without these 8 proposed homes that would receive SHOP funding from HAC, there would still be both multi-family and single-family dwellings developed at the site.

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

[Arroyo Crossing Phasing Plan Map.pdf](#)

[AC FINAL PLAT \(signed\).pdf](#)

[Phase 1 Environmental Assessment.pdf](#)

[Arroyo Crossing Photographs 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:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
S-H2-10-70-0000	Housing: Single Family FHA	Other Single Family FHA Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$120,000.00

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,061,010.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The Canyonlands Field Airport is the nearest airport to the Arroyo Crossing Site and it is 19.75 miles away.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The FIRMETTE for Arroyo Crossing is uploaded above.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. The

		project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. 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. Attached you will find the Phase 1 Environmental Site Assessment completed on June 10, 2019 by Avant Environmental Services, Inc. On pages 5-8, there is information listed about environmental hazards and the lack thereof at the site. This also includes a Partial List of Agency Sources (Table 1, page 6) which lists no superfund or hazardous sites near Arroyo Crossing.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. From page 8 of the Phase 1 Environmental Site Assessment completed by Avant Environmental Services, Inc on June 10, 2019: "Lists compiled by the State of Utah were searched for leaking underground and aboveground storage tanks (USTs/ASTs) located within one-

		half mile of the Site and registered UST/ASTs at or adjacent to the Site. No such facilities were found to be listed." This assessment is attached below.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input 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. Arroyo Crossing is being built on land that is zoned as Multi-Family and Large Lot Residential, both of which are not designated for agricultural purposes. The section of the site where we will be building these 10 homes is in the Large Lot Residential portion. I have included a pdf of a screenshot of the Grand County zoning map showing the address of the subdivision at the top left hand corner and showing the zoning designation. Also, you can find this zoning distinction on page 2 of the Phase 1 Environmental Site Assessment, which has been attached previously to this review.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. I have attached a DNL Noise calculator which shows that cars on the nearest road, Spanish Valley Dr. create only 37 decibels. I have also attached a map which shows the distances to the nearest airport (19.75 miles), railroad (6.76 miles), and major road (2,088.7 feet).
Sole Source Aquifers Safe Drinking Water Act of 1974, as	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in

amended, particularly section 1424(e); 40 CFR Part 149		compliance with Sole Source Aquifer requirements. I have included a map showing that Arroyo Crossing is not located on a sole source aquifer area. The closest sole source aquifer is the Glen Canyon - Moab, Utah Aquifer System SSA located in Region 8 with the Federal Registry ID of 67 FR 736 (2002).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. I have included a map from the National Wetlands Inventory showing that Arroyo Crossing is not on a site that contains wetlands.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. I have included an excel spreadsheet listing all Wild and Scenic Rivers in Utah. I have also included a map showing that there are no Wild and Scenic Rivers near Arroyo Crossing.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

- (1)** Minor beneficial impact
- (2)** No impact anticipated
- (3)** Minor Adverse Impact – May require mitigation
- (4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use		The project is consistent with the Moab Area Affordable Housing Plan (attached	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
and Zoning / Scale and Urban Design		below) which states that Grand County is in dire need of affordable housing. This project is located in the Large Lot residential zone.	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design		The project is consistent with the Moab Area Affordable Housing Plan (attached below) which states that Grand County is in dire need of affordable housing. This project is located in the Large Lot residential zone.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff		Soil: Soil at the Site is listed as Thoroughfare fine sandy loam, 2 to 8 percent slopes. This soil is a deep, well-drained soil formed on alluvial flats and stream terraces, and is prime farmland if irrigated. (U.S. NRCS). Slope: The Site lies within the USGS Moab, Utah topographic quadrangle and is at an elevation 4,380 to 4440 feet above mean sea level. The topography in the vicinity of the Site slopes gently towards the northeast towards Mill Creek. Erosion: This parcel is not located in an erosion sensitive area, on a steep slope, or near any bodies of water. There is no vegetation at the parcel. There is no evidence of erosion or sedimentation. Drainage: Surface water flow in the area of the Site is directed by ditches and storm drainage systems to the south and west into Pack Creek located a few hundred feet northwest of the Site. Pack Creek flows into Mill Creek about three miles northwest of the Site and just west of Moab. Mill Creek flows into the Colorado River approximately one mile west of Moab. Storm Water Runoff: There is a culvert conveying storm water across Spanish Valley Drive in the southeast corner of the Site. This information comes from the Phase 1 Environmental Assessment, which is attached below.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff		<p>Soil: Soil at the Site is listed as Thoroughfare fine sandy loam, 2 to 8 percent slopes. This soil is a deep, well-drained soil formed on alluvial flats and stream terraces, and is prime farmland if irrigated. (U.S. NRCS). Slope: The Site lies within the USGS Moab, Utah topographic quadrangle and is at an elevation 4,380 to 4440 feet above mean sea level. The topography in the vicinity of the Site slopes gently towards the northeast towards Mill Creek. Erosion: This parcel is not located in an erosion sensitive area, on a steep slope, or near any bodies of water. There is no vegetation at the parcel. There is no evidence of erosion or sedimentation. Drainage: Surface water flow in the area of the Site is directed by ditches and storm drainage systems to the south and west into Pack Creek located a few hundred feet northwest of the Site. Pack Creek flows into Mill Creek about three miles northwest of the Site and just west of Moab. Mill Creek flows into the Colorado River approximately one mile west of Moab. Storm Water Runoff: There is a culvert conveying storm water across Spanish Valley Drive in the southeast corner of the Site. This information comes from the Phase 1 Environmental Assessment, which is attached below.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise		<p>All Grand County safety ordinances will be followed during the course of construction which will involve multiple inspections. The project will integrate safe lighting and road conditions as well as be built to IBC standards to withstand commonly occurring natural hazards.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise		<p>All Grand County safety ordinances will be followed during the course of construction which will involve multiple inspections. The project will integrate</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		safe lighting and road conditions as well as be built to IBC standards to withstand commonly occurring natural hazards.	
Energy Consumption/Energy Efficiency		All homes at Arroyo Crossing will be energy efficient. All homes will follow local and state building codes relating to insulation to ensure the homes are energy efficient. Homeowners will install furnaces with a 95% efficiency rating. Housing Authority staff members will advise homeowners to purchase appliances with the highest level of energy efficiency. Construction staff will also instruct homeowners on the proper care and maintenance of appliances and furnaces. All of these homes are Mutual Self-Help (MSH) homes and will be equipped with energy efficient windows, doors, and water heaters to achieve maximum energy savings. House plans have been designed to maximize passive solar heating and cooling mechanisms. In addition, all 10 homes will meet DOE Zero Energy Ready Home Requirements (ZEHR).	
Energy Consumption/Energy Efficiency		All homes at Arroyo Crossing will be energy efficient. All homes will follow local and state building codes relating to insulation to ensure the homes are energy efficient. Homeowners will install furnaces with a 95% efficiency rating. Housing Authority staff members will advise homeowners to purchase appliances with the highest level of energy efficiency. Construction staff will also instruct homeowners on the proper care and maintenance of appliances and furnaces. All of these homes are Mutual Self-Help (MSH) homes and will be equipped with energy efficient windows, doors, and water heaters to achieve maximum energy savings. House plans have been designed to maximize passive	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		solar heating and cooling mechanisms. In addition, all 10 homes will meet DOE Zero Energy Ready Home Requirements (ZEHR).	
SOCIOECONOMIC			
Employment and Income Patterns		Arroyo Crossing will provide housing to Low and Very-Low income workers in Grand County who would otherwise be unable to obtain conventional loans. This project will increase employment opportunities during the construction phase across all wage levels from general contractors to laborers.	
Employment and Income Patterns		Arroyo Crossing will provide housing to Low and Very-Low income workers in Grand County who would otherwise be unable to obtain conventional loans. This project will increase employment opportunities during the construction phase across all wage levels from general contractors to laborers.	
Demographic Character Changes / Displacement		The construction of affordable housing to Low and Very-Low members of Grand County's workforce will benefit Grand County at large. These workers would otherwise be unable to obtain conventional loans and might have had to leave the area if they could not find other homeownership opportunities. Therefore, these 10 units will benefit Grand County's employers and economy at large. This project will not alter any demographic characteristics in the community and will provide much needed affordable housing. In addition, these homes will be affordable in perpetuity because they will be governed by the Moab Area Community Land Trust, who will keep sale prices affordable to future homebuyers, who are required to be full-time residents and workers in Grand County. Future homebuyers will also be	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		required to be in the 80% or under AMI range.	
Demographic Character Changes / Displacement		<p>The construction of affordable housing to Low and Very-Low members of Grand County's workforce will benefit Grand County at large. These workers would otherwise be unable to obtain conventional loans and might have had to leave the area if they could not find other homeownership opportunities. Therefore, these 10 units will benefit Grand County's employers and economy at large. This project will not alter any demographic characteristics in the community and will provide much needed affordable housing. In addition, these homes will be affordable in perpetuity because they will be governed by the Moab Area Community Land Trust, who will keep sale prices affordable to future homebuyers, who are required to be full-time residents and workers in Grand County. Future homebuyers will also be required to be in the 80% or under AMI range.</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)		This project will not significantly impact any educational facilities in the area because there are no neighboring schools and Arroyo Crossing residents will be in the same school district as all other residents of Grand County.	
Educational and Cultural Facilities (Access and Capacity)		This project will not significantly impact any educational facilities in the area because there are no neighboring schools and Arroyo Crossing residents will be in the same school district as all other residents of Grand County.	
Commercial Facilities (Access and Proximity)		There are retail and commercial services located near the project and they will not be adversely affected by the project. Professional and personal services are located within 5 miles of the project.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Commercial Facilities (Access and Proximity)		There are retail and commercial services located near the project and they will not be adversely affected by the project. Professional and personal services are located within 5 miles of the project.	
Health Care / Social Services (Access and Capacity)		Emergency and non-emergency health services are located within 5 miles of this project at Moab Regional Hospital, a full scale medical facility.	
Health Care / Social Services (Access and Capacity)		Emergency and non-emergency health services are located within 5 miles of this project at Moab Regional Hospital, a full scale medical facility.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)		Solid waste services are adequate and set up to service this facility. Homeowners will pay for the use of this utility just as they would in any other rental unit or single-family home.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)		Solid waste services are adequate and set up to service this facility. Homeowners will pay for the use of this utility just as they would in any other rental unit or single-family home.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)		This project will utilize existing waste water infrastructure provided by Grand County. This project is not located near a waste water treatment facility and will not be adversely affected. This project will not exceed capacity of Grand County's waste water and sanitary sewer systems.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)		This project will utilize existing waste water infrastructure provided by Grand County. This project is not located near a waste water treatment facility and will not be adversely affected. This project will not exceed capacity of Grand County's waste water and sanitary sewer systems.	
Water Supply (Feasibility and Capacity)		Grand County has an adequate culinary water supply and connection service to this project. Infrastructure located on adjacent streets will provide culinary	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		water to this project. This project will not exceed capacity of Grand County's water supply.	
Water Supply (Feasibility and Capacity)		Grand County has an adequate culinary water supply and connection service to this project. Infrastructure located on adjacent streets will provide culinary water to this project. This project will not exceed capacity of Grand County's water supply.	
Public Safety - Police, Fire and Emergency Medical		This project is located in Grand County and has access to all of Grand County's public safety, fire, and medical services. No obstacles are present to prohibit access to the site. Grand County has a very low crime rate and this project will not adversely affect the crime rate in the neighborhood.	
Public Safety - Police, Fire and Emergency Medical		This project is located in Grand County and has access to all of Grand County's public safety, fire, and medical services. No obstacles are present to prohibit access to the site. Grand County has a very low crime rate and this project will not adversely affect the crime rate in the neighborhood.	
Parks, Open Space and Recreation (Access and Capacity)		There are many recreational opportunities and abundant open space in direct proximity to the project. There are many recreational facilities within 5 miles of the project that provide recreation/entertainment free of charge. Cultural activities happen very often in Grand County. Additionally, things like the local museum of Moab and cultural parks are located within 5 miles of this project.	
Parks, Open Space and Recreation (Access and Capacity)		There are many recreational opportunities and abundant open space in direct proximity to the project. There are many recreational facilities within 5 miles of the project that provide recreation/entertainment free of charge.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Cultural activities happen very often in Grand County. Additionally, things like the local museum of Moab and cultural parks are located within 5 miles of this project.	
Transportation and Accessibility (Access and Capacity)		This project is located 5 miles to the South of the center of Moab City and there are adequate roads linking this project to Moab City. There are ample parking spots within this project. In addition, there is a bike path that links this project to the center of Moab City.	
Transportation and Accessibility (Access and Capacity)		This project is located 5 miles to the South of the center of Moab City and there are adequate roads linking this project to Moab City. There are ample parking spots within this project. In addition, there is a bike path that links this project to the center of Moab City.	
NATURAL FEATURES			
Unique Natural Features /Water Resources		This project is located in direct proximity to many parks in Grand County and land managed by the Bureau of Land Management. Residents can enjoy hiking, biking, and swimming opportunities within 5 miles of the project. Ken's Lake is located within 6 miles of this project. The Colorado River is located within 6 miles of this project and has ample water related recreational opportunities.	
Unique Natural Features /Water Resources		This project is located in direct proximity to many parks in Grand County and land managed by the Bureau of Land Management. Residents can enjoy hiking, biking, and swimming opportunities within 5 miles of the project. Ken's Lake is located within 6 miles of this project. The Colorado River is located within 6 miles of this project and has ample water related recreational opportunities.	
Vegetation / Wildlife (Introduction,		The vegetation at the site has been removed prior to the building of the 8	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Modification, Removal, Disruption, etc.)		homes that will receive HUD funds through the Housing Assistance Council's Self-Help Homeownership Opportunity Program. This will not adversely affect vegetation or wildlife at Arroyo Crossing.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)		The vegetation at the site has been removed prior to the building of the 8 homes that will receive HUD funds through the Housing Assistance Council's Self-Help Homeownership Opportunity Program. This will not adversely affect vegetation or wildlife at Arroyo Crossing.	
Other Factors			
Other Factors			

Supporting documentation

[Moab Area Affordable Housing Plan.pdf](#)
[Phase 1 Environmental Assessment\(3\).pdf](#)

Additional Studies Performed:

A Phase 1 Environmental Assessment was completed by Avant Environmental Services on June 10, 2019. This is attached.

[Phase 1 Environmental Assessment\(4\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Avant Environmental Services, Inc.

6/10/2019 12:00:00 AM

[Phase 1 Environmental Assessment.pdf](#)
[Arroyo Crossing Photographs 1.pdf](#)

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

The State Historical Preservation Office (SHPO) and tribal leaders were contacted to see if they had any aversion to construction of these 8 homes at Arroyo Crossing. SHPO, located at 300 S. Rio Grande Street in Salt Lake City, UT was contacted on March 1st, 2022 by Grand County. This letter is attached. Grand County also contacted Luke Duncan, the Chairperson for the Ute Indian Tribe of the Uintah and Ouray Reservation in Utah and Jonathan Nez, President of the Navajo Nation in Arizona in New Mexico and Utah. These letters were sent on March 1st, 2022. These letters are also attached. There were no responses from any of these entities

contacted. Kade Lazenby, Impact Analysis Biologist for the Division of Wildlife Resources in Price, UT was also contacted about the existence of endangered species at Arroyo Crossing on April 5th, 2022. He responded on April 13th, 2022 stating that only mule deer and prairie dogs were present at the site and these are not on the endangered species list in Grand County, UT. I have attached our email correspondence.

[Email from DWR\(1\).pdf](#)

[No Response from SHPO or Tribes email verification\(1\).pdf](#)

[HUD Environmental Review Letter President Nez Navajo Nation - Grand County .pdf](#)

[HUD Environmental Review Letter- Chairperson Duncan Ute Tribe of Uintah and Ouray Reservation - Gran.pdf](#)

[Historical Finding Letter HASU - Grand County HUD ER.pdf](#)

List of Permits Obtained:

1) Building Permits are required. These are obtained post-closing from the Grand County Building Department. 2) Ground Leases need to be signed between homeowners and the Moab Area Community Land Trust to ensure homeowners abide by the covenants of MACLT to ensure affordable homeownership opportunities in perpetuity. 3) USDA-RD must approve homeowners and submit eligibility letters to show they have been qualified for Mutual Self-Help loans.

Public Outreach [24 CFR 58.43]:

There were only 2 public hearings regarding Arroyo Crossing and the approval of their Planned Unit Development (PUD). The Planning Commission held their public hearing on July 9, 2019 and the Commission held a public hearing on August 6, 2019.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impacts on the environment will be beneficial to Grand County's economy and standard of living. These 8 homes will house Low and Very-Low income households in perpetuity. The economy will be benefitted as Arroyo Crossing will provide housing to Grand County's workforce, allowing them to live and work in the area where they otherwise might not be able to find affordable housing. The need for affordable housing in our community is dire, and these 8 homes will help alleviate this crisis insofar as they will house 8 households in perpetuity set aside for permanent members of Grand County's workforce. The homes are located on the Moab Area Community Land trust, which will keep these homes available only to Low-income families who live and work in Grand County at least 9 months out of each calendar year. There will be no adverse cumulative impacts resulting from this project.

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

There were no other alternative sites considered and not selected for this project.

No Action Alternative [24 CFR 58.40(e)]

If these 8 homes were not built by the Housing Authority of Southeastern Utah using HUD grant funds, the same amount of single-family homes would be built at the site as these lots were designated for this use. Another developer would have developed 8 single-family homes, so these homes will not cause any disturbance that could have been avoided if HASU did not build these homes.

Summary of Findings and Conclusions:

Environmental Impacts will be low, as these homes are energy-efficient and is not located on any floodplains, historically significant areas, wetlands, coastal barriers, sole source aquifers, wild and scenic rivers, farmlands, or archaeologically significant areas. This project will not adversely affect any endangered species, lower air quality, be overly noisy, or be located near any toxic chemicals; gases; hazardous materials; contamination; or radioactive substances. This parcel of land was previously vacant, so no other uses or residents have been displaced. This parcel is located within the Large Lot Residential zone and has not been re-zoned during the pre-development process.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
---------------------------	---------------------------------	--------------------------------	-----------------	----------

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The Canyonlands Field Airport is the nearest airport to the Arroyo Crossing Site and it is 19.75 miles away.

Supporting documentation

[Airport Hazards Map.jpg](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

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

[Arroyo Crossing FIRMETTE.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The FIRMETTE for Arroyo Crossing is uploaded above.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

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

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

Yes

No

Air Quality Attainment Status of Project’s County or Air Quality Management District

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

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Arroyo-Crossing

Moab, UT

900000010245829

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

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

Screen Summary

Compliance Determination

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

Supporting documentation

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:

In the Phase 1 Environmental Site Assessment conducted by Avant Environmental Services Inc., it states: "The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provides a system for prioritizing existing areas of known contamination for remediation. The U.S. Environmental Protection Agency (EPA) ranks the CERCLA Information System (CERCLIS) sites according to risk based on the Hazard Ranking Score. Higher risk sites are placed on the National Priority List (NPL) and these sites are then considered Superfund sites. The CERCLIS lists no facility near the Site."

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

Yes

Screen Summary**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA. 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. Attached you will find the Phase 1 Environmental Site Assessment completed on June 10, 2019 by Avant Environmental Services, Inc. On pages 5-8, there is information listed about environmental hazards and the lack thereof at the site. This also includes a Partial List of Agency Sources (Table 1, page 6) which lists no superfund or hazardous sites near Arroyo Crossing.

Supporting documentation

[Phase 1 Environmental Assessment\(1\).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:

On April 5th, 2022, I reached out to Kade Lazenby, the Impact Analysis Biologist at the Division of Wildlife Resources in Price, UT asking if there were any endangered or threatened species at the Arroyo Crossing site. I sent him the address, aerial photographs and the final plat for Arroyo Crossing. He responded on April 12th in the attached email stating that "there are mule deer and Gunnison's Prairie dogs in the area." These species are not included on the attached County Lists of Utah's Federally Listed Threatened (T), Endangered (E) and Candidate (C) Species.

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

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Utah Endangered Species List by County.pdf](#)

[Email from DWR.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

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

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

No

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

Yes

Screen Summary**Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. From page 8 of the Phase 1 Environmental Site Assessment completed by Avant Environmental Services, Inc on June 10, 2019: "Lists compiled by the State of Utah were searched for leaking underground and aboveground storage tanks (USTs/ASTs) located within one-half mile of the Site and registered UST/ASTs at or adjacent to the Site. No such facilities were found to be listed." This assessment is attached below.

Supporting documentation

[Phase 1 Environmental Assessment\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

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

Yes

No

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

Arroyo Crossing is being built on land that is zoned as Multi-Family and Large Lot Residential, both of which are not designated for agricultural purposes. The section of the site where we will be building these 10 homes is in the Large Lot Residential portion. I have included a pdf of a screenshot of the Grand County zoning map showing the address of the subdivision at the top left hand corner and showing the zoning designation. Also, you can find this zoning distinction on page 2 of the Phase 1 Environmental Site Assessment, which has been attached previously to this review.

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. Arroyo Crossing is being built on land that is zoned as Multi-Family and Large Lot Residential, both of which are not designated for agricultural purposes. The section of the site where we will be building these 10 homes is in the Large Lot Residential portion. I have included a pdf of a screenshot of the Grand County zoning map showing the address of the subdivision at the top left hand corner and showing the zoning designation. Also, you can find this zoning distinction on page

2 of the Phase 1 Environmental Site Assessment, which has been attached previously to this review.

Supporting documentation

[Arroyo Crossing Zoning Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

[Arroyo Crossing FIRMETTE.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

[Arroyo Crossing Firmette Panel.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” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

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

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

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

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

Grand County sent a letter asking if there were any adverse affects caused by building at Arroyo Crossing to the State Historic Preservation Office, Jonathan Nez; President of the Navajo Nation in Arizona; New Mexico; and Utah, and Luke Duncan; Chairperson of the Ute Indian Tribe of the Uintah and Ouray Reservation in Utah on March 1st, 2022. As of this writing on April 18th, 2022, there has been no response from SHPO or the Navajo and Ute tribes. I have included the letters sent as well as an email from Mallory Nassau, Commission Administrator for Grand County, verifying that there has been no response from these entities.

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

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.

Supporting documentation

[No Response from SHPO or Tribes email verification.pdf](#)

[HUD Environmental Review Letter President Nez Navajo Nation - Grand County \(1\).pdf](#)

[HUD Environmental Review Letter- Chairperson Duncan Ute Tribe of Uintah and Ouray Reservation - Gran\(1\).pdf](#)

[Historical Finding Letter HASU - Grand County HUD ER\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. I have attached a DNL Noise calculator which shows that cars on the nearest road, Spanish Valley Dr. create only 37 decibels. I have also attached a map which shows the distances to the nearest airport (19.75 miles), railroad (6.76 miles), and major road (2,088.7 feet).

Supporting documentation

[Arroyo Crossing Noise Abatement Map.pdf](#)

[Arroyo Crossing DNL Calculator - HUD Exchange.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. I have included a map showing that Arroyo Crossing is not located on a sole source aquifer area. The closest sole source aquifer is

the Glen Canyon - Moab, Utah Aquifer System SSA located in Region 8 with the Federal Registry ID of 67 FR 736 (2002).

Supporting documentation

[Arroyo Crossing Sole Source Aquifer Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary
Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. I have included a map from the National Wetlands Inventory showing that Arroyo Crossing is not on a site that contains wetlands.

Supporting documentation

[Arroyo Crossing Wetlands Protection 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

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. I have included an excel spreadsheet listing all Wild and Scenic Rivers in Utah. I have also included a map showing that there are no Wild and Scenic Rivers near Arroyo Crossing.

Supporting documentation

[Wild and Scenic Rivers Nationwide Rivers Inventory-Arroyo Crossing Map.pdf](#)

[Wild and Scenic Rivers inventory Utah.xlsx](#)

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No