

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

Project Information

Project Name: Paseos-Verdes-Housing-Development

HEROS Number: 900000010505270

Start Date: 10/27/2025

Responsible Entity (RE): LAS CRUCES, P.O. BOX CLC LAS CRUCES NM, 88004

RE Preparer: Raymond Burchfield

State / Local Identifier: NM/CLC

Certifying Officer: Sonya Delgado

Grant Recipient (if different than Responsible Entity): Mesilla Valley Public Housing Authority

Point of Contact: Art Maruffo

Consultant (if applicable): All Environmental Consultants Inc. (AEI)

Point of Contact: Hannah Wertz

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

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

Project Location: 926 S San Pedro St, Las Cruces, NM 88001

Additional Location Information:

N/A

AMP or AMPs, if any, covered in this review:

| AMP 1 | AMP 2 | AMP 3 | AMP 4 | AMP 5 |
|-------------|-------|-------|-------|-------|
| NM003000001 | | | | |

Does this review cover a full or partial AMP?

- ✓ Full AMP.

Partial AMP.

N/A

Direct Comments to:

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

The 9.23-acre subject property is currently developed with 19 one-and-two-story residential buildings housing a total of 38 units and four (4) administrative/maintenance buildings. The buildings were constructed in 1972, 1990, and 1992. AEI understands the subject property is proposed for redevelopment as Paseos Verdes, a veteran, senior, and workforce housing development by the Mesilla Valley Public Housing Authority (MVPHA). Most of the existing buildings will be demolished except for the existing maintenance building. The development will include 218 total residential units in thirteen (13) 2-to-4-story duplex, quadplex, and apartment buildings. There will be 85 senior residential units, 20 veteran residential units, and 113 workforce residential units. A two-story MVPHA office and community room will also be constructed on site. The asphalt-paved parking lot will include 175 parking spaces. The development will include several entrances/exits to the north, east, and south. AEI understands the overall development will include two (2) phases. Phase 1 will include the development on the western vacant parcel. Existing residents will move into the buildings, then Phase 2 will include the demolition of the existing Phase 2 area buildings and construction of new residential and MVPHA office buildings. Funding for the project will include federal low-income housing tax credits and Housing Trust Fund (HTF) funds

(\$400,000) and a Community Project Funding Grant of \$2,200,000. The project also includes 20 Project Based Vouchers for Section 8 Housing.

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

The existing housing development is deteriorating, and the new proposed workforce, senior, and veteran housing development will contribute to housing needs in Las Cruces, NM. In addition, the development will provide new, safe housing for existing housing authority residents. The development will contribute to housing goals identified in the Comprehensive Plan. The new development will increase the number of affordable units in this development from 28 to 218 units (homes).

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

The subject property is currently developed with MVPHA apartment buildings. These housing units are 2 unit duplexes, made of cinderblock and have flat roofs. The most basic housing unit. Adjoining parcels include residential properties, retail and office properties, senior center, and industrial properties. The No Action Alternative would not preclude the site from being re-developed at a future date in a manner consistent with its land use and zoning designations.

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

[Paseos Verdes Site and Phases .pdf](#)

[Paseos Verdes Area Map.pdf](#)

Determination:

| | |
|---|---|
| ✓ | Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment |
| | Finding of Significant Impact |

Approval Documents:

7015.15 certified by Certifying Officer

on:

7015.16 certified by Authorizing Officer

on:

Funding Information

| Grant / Project Identification Number | HUD Program | Program Name | Funding Amount |
|---------------------------------------|--|--|----------------|
| B-23-CP-NM-1050 | Community Planning and Development (CPD) | Community Project Funding (CPF) Grants | \$2,200,000.00 |
| F25SG350100 | Community Planning and Development (CPD) | Other CPD Program | \$400,000.00 |
| MVPHA NM003 | Public Housing | Project-Based Voucher Program | \$4,745,760.00 |

Estimated Total HUD Funded, Assisted or Insured Amount: \$7,345,760.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,000,000.00

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

| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Are formal compliance steps or mitigation required? | Compliance determination (See Appendix A for source determinations) |
|---|---|---|
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6 | | |
| Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. |
| 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 checked="" 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 checked="" 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. |
| 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 checked="" 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 checked="" type="checkbox"/> No | This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act. |
| Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)] | <input checked="" 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 were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is exempt from radon consideration. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. |
| Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project was found Likely to Adversely Affect listed species, and formal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation. |
| Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. |
| Farmlands Protection 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 | The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local |

| | | |
|--|---|--|
| | | importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act. |
| Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. |
| Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. 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 checked="" type="checkbox"/> No | A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. |
| Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. |
| Wetlands Protection Executive Order 11990, particularly sections 2 and 5 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. |
| Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. |
| HUD HOUSING ENVIRONMENTAL STANDARDS | | |
| ENVIRONMENTAL JUSTICE | | |
| Environmental Justice Executive Order 12898 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. |

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

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

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

(3) Minor Adverse Impact – May require mitigation

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

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 2 | Based on review of the City of Las Cruces 2025 Zoning Code Map, the subject property is located in the Neighborhood 2 District-Urban (NH-2-Urban). The NH-2 District includes a harmonious mix of well-integrated and compatible land uses that seamlessly blend together. Conveniently located neighborhood services support a vibrant living experience, with both vertical and horizontal mixed use development. This district is designed to enable people to live, work, and play in a cohesive environment. According to Las Cruces Zoning Ordinance Number 3090, NH-2-Urban District allows maximum residential density of 50 dwelling units per acre. The redevelopment will include 218 total residential units in thirteen (13) 2-to-4-story duplex, quadplex, and apartment buildings, a two-story MVPHA office and community room, and 175 parking spaces, as well as the existing maintenance building. The project complies with the latest Las Cruces zoning codes. The Elevate Las Cruces Comprehensive Plan was reviewed. Key components discussed in the plan regarding housing include housing attainability, supportive housing services, housing diversity, and housing quality. Paseos Verdes is a proposed development of 218 new workforce, veteran and senior residential units. The proposed development will replace the existing public housing development on site and provide new, safe housing for public housing authority residents. | |
| Soil Suitability / Slope/ Erosion / | 2 | Based on the USDA Web Soil Survey, the subject property soils include Pa: Pajarito | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|--|------------|
| Drainage and Storm Water Runoff | | <p>Sandy Loam. Fine sandy loam to at least 80". Considered well drained with depth to groundwater at least 80". And BM: Bluepoint loam sand, 0 to 5 percent slopes. Loamy sand to a depth of at least 79". Considered somewhat excessively well drained with depth to groundwater at least 80". Groundwater flows southwest and the estimate depth to groundwater is 62 feet bgs. No surface waters are located on site. Based on a review of the USGS 2023 Las Cruces, NM Topographic Map, the Subject Site is located at approximately 3900-3940 feet above mean sea level. The potential for erosion would be limited to the construction phase. Construction best management practices are required to reduce the potential for erosion. Operational activities such as vehicular use and landscaping maintenance could potentially introduce pollutants into stormwater runoff, resulting in degradation of downstream water quality. Construction activities and project design shall include best management practices. Best management practices include use of sediment traps, silt fences, and mulching.</p> | |
| Hazards and Nuisances including Site Safety and Site-Generated Noise | 2 | <p>Noise-sensitive receptors (residences) are in the surrounding area of the project. The duration and frequency of heavy construction equipment operation near sensitive receptors during the construction of the project would be limited on any given day and would not be expected to last more than a few days at a time. Construction-related noise would result in short-term and temporary impacts that would cease after completion of construction. Construction phase noise will be mitigated by standard procedures. Residential uses associated with the proposed project operation would not generally be considered a source of</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|--|------------|
| | | substantial operational noise, and the proposed development will not result in any significant noise generation levels within the neighborhood. AEI completed a full noise assessment and determined noise levels at the site are in the Acceptable range. No additional nuisances or hazards were identified. | |
| SOCIOECONOMIC | | | |
| Employment and Income Patterns | 2 | According to Data USA for Las Cruces, NM, the reported median household income is \$55,176. In addition, the percentage of the population in poverty is 22%. With a growing and thriving economy, Las Cruces is part of the Borderplex Region which also includes El Paso, TX, and Ciudad Juarez, Chihuahua, Mexico. Together, these three cities make up the largest metropolitan area along the U.S.-Mexico border, home to more than 2.5 million and representing the seventh largest manufacturing center in North America. Major industries include education, aerospace, renewable energy, and agriculture. | |
| Demographic Character Changes / Displacement | 1 | According to Data USA for Las Cruces, NM, the population was 112,512 in 2023, a 1-year increase of 1.2%. The median age was 32.7 in 2023. The 5 largest ethnic groups in Las Cruces, NM are White (Non-Hispanic) (33.4%), White (Hispanic) (20.8%), Two Races Including Other (Hispanic) (19.9%), Other (Hispanic) (15.9%), and Black or African American (Non-Hispanic) (2.2%). The project will assist the community by providing an opportunity for additional needed housing. The project will be completed in two phases to avoid permanently displacing the current public housing authority residents. The residents will experience a higher quality of life after completion of the new apartments. | |
| Environmental Justice EA Factor | 1 | This project is in a low-income area. This will improve housing conditions with the | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|---|------------|
| | | addition of 218 housing units. There are no known hazards in the area. | |
| COMMUNITY FACILITIES AND SERVICES | | | |
| Educational and Cultural Facilities (Access and Capacity) | 2 | The subject property will be served by Las Cruces Public Schools. Based on review of the Las Cruces Public Schools School Locator, students from the subject property would attend Valley View, Lynn Middle School, and Las Cruces High School. Dona Ana Community College, Vista College, and New Mexico State University are located within 4.5 miles of the subject property. | |
| Commercial Facilities (Access and Proximity) | 2 | The subject property is located within 2 miles of several shopping centers including Loretto Town Center, Pueblo Plaza, La Mission Plaza, Solano Square, La Plaza, Arroyo Plaza, Mesilla Valley Mall, Telshor Tower Plaza, and Madrid Retail Center. The shopping centers include, but are not limited to, commercial facilities such as groceries, dollar store, laundry, salons, and various restaurants. | |
| Health Care / Social Services (Access and Capacity) | 2 | Several primary care doctors and urgent care centers are located within 3 miles of the subject property. The closest hospital is Memorial Medical Center, ~2.5 miles/10-min drive from the subject property. | |
| Solid Waste Disposal and Recycling (Feasibility and Capacity) | 2 | The subject property will be serviced by a private or public solid waste disposal company upon completion of construction. | |
| Waste Water and Sanitary Sewers (Feasibility and Capacity) | 2 | The proposed structures will be connected to the municipal sanitary sewer provided by the City of Las Cruces. The Las Cruces Utilities Wastewater Section maintains approximately 533 miles of sewer lines and 17 lift stations. The Jacob A. Hands Wastewater Treatment Facility treats approximately 3.3 billion gallons of sewage per year. After successful separation of solids, the treated and disinfected wastewater (effluent) is safely discharged into the Rio Grande. | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|--|------------|
| Water Supply (Feasibility and Capacity) | 2 | Potable water is provided to the subject property through the City of Las Cruces. The Las Cruces Utilities Water Section produces approximately 6.5 billion gallons of clean, safe drinking water annually. The City's water system pumps its water from two deep aquifers: the Mesilla and Jornada Bolsons. | |
| Public Safety - Police, Fire and Emergency Medical | 2 | The subject property is located in close proximity to police, fire, and emergency medical services. Las Cruces Police Department is located ~1.0 miles/~5-min drive from the subject property. Las Cruces Fire Station No. 3 is located ~1.2 miles/~6 min drive from the subject property. The closest hospital is Memorial Medical Center, ~2.5 miles/10-min drive from the subject property. | |
| Parks, Open Space and Recreation (Access and Capacity) | 2 | The subject property will be located within 2 miles of several parks and recreational facilities including Klein Park, Young Park, Unidad Park, and Apodaca Park. | |
| Transportation and Accessibility (Access and Capacity) | 2 | The City of Las Cruces provides public transportation through Roadrunner Transit. Roadrunner Transit operates 8 bus routes throughout the city, with service to major shopping areas, employment centers, healthcare facilities, and recreation destinations. Several bus stops are located within a couple blocks of the subject property. Construction of the project may result in short-term temporary impacts on vehicular access around the project site through implementation of traffic control measures to allow for safe construction vehicle ingress and egress. | |
| NATURAL FEATURES | | | |
| Unique Natural Features /Water Resources | 2 | There are no wetland areas depicted on the subject property and the subject property is not located within proximity to a Wild and Scenic River, Study River, or Nationwide Inventory River. The subject property is not | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|---|------------|
| | | located near additional natural features or near public or private scenic areas. | |
| Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.) | 2 | According to the IPaC Resource list, two (2) threatened or proposed species may be located in the project area: the Yellow-billed Cuckoo and the Monarch Butterfly. The subject property consists of cleared vacant land and an existing public housing development. No impacts are expected to vegetation or wildlife. | |
| Other Factors 1 | 2 | The proposed project is not expected to have unusual energy needs and is not expected to have a negative impact on energy consumption. | |
| Other Factors 2 | | | |
| CLIMATE AND ENERGY | | | |
| Climate Change | 2 | These housing units will use high efficiency electric appliances and will be well insulated to reduce energy demands/usage. | |
| Energy Efficiency | 2 | The proposed project is not expected to have unusual energy needs and is not expected to have a negative impact on energy consumption. | |

Supporting documentation

[Paseos Verdes EA Checklist.pdf](#)

Additional Studies Performed:

Phase I ESA by AEI Consultants in July 2025 (AEI #512109) . Lead based paint and asbestos was tested for in the existing public housing units. Asbestos was found to be present and will be abated/disposed of properly during the start of phase II of this project.

Field Inspection [Optional]: Date and completed

by:

Robert Szustakowski

7/8/2025 12:00:00 AM

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

The Elevate Las Cruces Comprehensive Plan, USDA Web Soil Survey, National Pipeline Mapping Service, Data USA, Google Earth, Las Cruces Zoning Mapper, City of Las

Cruces Transportation, FEMA, EPA NEPAassist, National Register of Historic Places, New Mexico Ecological Services Field Office, U.S. Fish and Wildlife Service. Also, 6 Native American Tribes followed by the New Mexico State Historic Preservation Office.

List of Permits Obtained:

None

Public Outreach [24 CFR 58.43]:

Combination notice will be drafted at the conclusion of the HEROS Data entry process.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project will result in short-term temporary construction-related impacts. The project will implement best management practices to avoid or reduce the potential for impacts during construction. Overall, development of the proposed project would not result in cumulative adverse impacts to the area as any adverse impacts identified in this environmental review will be mitigated.

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

No alternatives have been identified.

No Action Alternative [24 CFR 58.40(e)]

Under the No Action Alternative, no development would occur at the project site in the near term, and the site would remain unchanged. Any impacts associated with the proposed project would not occur under the No Action Alternative, nor would the beneficial effects of the project, including the redevelopment of the public housing site and addition of new public housing to the City of Las Cruces. The No Action Alternative would not preclude the site from being redeveloped at a future date in a manner consistent with its land use and zoning designations.

Summary of Findings and Conclusions:

The proposed project is expected to provide the community with new public housing options for the workforce, seniors, and veterans. City services, facilities, recreation, and entertainment options are located in proximity to the site. Any adverse impacts identified in this environmental review will be mitigated prior to project initiation.

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 |
|------------------------------------|--|---------------------------------------|--|-----------------|
| Contamination and Toxic Substances | Abatement of Asbestos before demolition of existing housing units. | N/A | Confirmed ACMs should be abated by a State of New Mexico-licensed asbestos abatement contractor before any renovations or demolition activities that may disturb them. Should the scope of the demolition be altered from the original plans, AEI recommends that the areas and/or materials not investigated as part of this inspection be surveyed by a state licensed asbestos inspector. If suspect materials, not referenced in this report, are identified during renovation/demolition activities, AEI recommends the discovered materials be sampled and analyzed to confirm or deny the presence of asbestos before disturbance of the materials. An inspection below grade on the building foundations was not performed as part of our scope of work. | |

| | | | | |
|------------------------------------|-------------------|-----|---|--|
| | | | <p>Prior to disturbance, the building foundations should be inspected for suspect waterproofing materials or other suspect materials. If any buildings will not be affected by the demolition and/or renovation activities and ACMs will remain onsite, they should be managed under an Operations & Maintenance (O&M) Plan that stipulates that the assessment, repair and maintenance of damaged materials be performed to protect the health and safety of the building occupants.</p> | |
| Contamination and Toxic Substances | Lead-based Paint: | N/A | <p>AEI recommends that the property owner consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Stringent local and State regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of</p> | |

| | | | | |
|------------------------------------|--------|-----|--|--|
| | | | the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62. | |
| Contamination and Toxic Substances | Raydon | N/A | New construction should follow the ANSI/AARST document Soil Gas Control Systems in New Construction of Multifamily, School, Commercial and Mixed-Use Buildings, revised 5/2023 (ANSI/AARST CC-1000-2018-0523). Post-construction testing must be performed by a radon measurement professional credentialed by the NRPP and in accordance with the ANSI/AARST document Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial, and Mixed-Use Buildings (ANSI/AARST MA-MFLB 2023). | |

Project Mitigation Plan

These requirements will be a part of the demolition contract. This will be part of phase II of this project.

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.

Supporting documentation

[Airport Hazards-Paseos Verdes.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[Coastal Barrier-Paseos Verdes.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:

[FM35013C1092G Paseos Verdes.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.

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

[NEAP-Reevaluation2005DonaAnaCounty.pdf](#)

[Air Quality Paseos Verdes.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Coastal Barrier-Paseos Verdes\(1\).pdf](#)

[Coastal Area Map ADA.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) |
| Reference | | |
| https://www.onecpd.info/environmental-review/site-contamination | | |

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

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

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

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

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

No

Explain:

✓ Yes

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

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

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

✓ Yes

Explain:

All the current section 8 housing units were tested for Lead based paint and asbestos. All of these buildings will be cleared properly before demolition. This is phase II of the redevelopment.

No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

8. Mitigation

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

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

Can all adverse environmental impacts be mitigated?

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

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

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

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

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

Abatement of Asbestos before demolition of existing housing units.

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

Complete removal

- ✓ Risk-based corrective action (RBCA)

Other

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

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

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is exempt from radon consideration. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[Phase I ESA part 3.pdf](#)

[Phase I ESA part 2.pdf](#)

[Phase I ESA 1st half of doc.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

| General requirements | ESA Legislation | Regulations |
|--|--|-----------------|
| Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”). | The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536). | 50 CFR Part 402 |

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

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

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

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

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

Yes, the Service(s) concurred with the finding.

- ✓ No, the Service(s) did not concur with the finding.

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Document and upload the following below:

- (1) A biological assessment, evaluation, or equivalent document
- (2) Biological opinion(s) issued by FWS and/or NMFS
- (3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

AEI contacted the New Mexico Ecological Services Field Office on July 16, 2025 to confirm that the proposed project will have No Effect on the listed threatened/endangered species. A response has not been received as of the date of this report. Based on the urbanized nature of the subject property and the habitat requirements of the listed species, threatened or endangered species would not be expected to occur on site, and the project would have no effect on threatened or endangered species

Screen

Summary

Compliance Determination

This project was found Likely to Adversely Affect listed species, and formal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[Endangered Species.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

Yes

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

Yes

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

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Explosive and Flam Hazards.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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

No

3. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for assistance

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

The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Farmlands Protection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

| General Requirements | Legislation | Regulation |
|---|--|------------|
| Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. | Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046 | 24 CFR 55 |

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

Yes

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

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

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

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

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

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

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

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

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

or other HUD assistance.

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

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

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

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

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

Describe:

No

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

Yes

Describe:

No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

- ✓ CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

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

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[Floodplain Management.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).

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Comanche Nation Response Period Elapsed
- ✓ Fort Sill Apache Tribe Response Period Elapsed
- ✓ Mescalero Apache Tribe Response Period Elapsed

- ✓ Pueblo of Isleta Response Period Elapsed
- ✓ White Mountain Apache Tribe Completed
- ✓ Ysleta del Sur Pueblo Response Period Elapsed

Other Consulting Parties

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

Listing from the NM SHPO website.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

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

S Campo St. from Colorado to Arizona Ave. Colorado from Campo to S Mesquite and Arizona Ave from Campo to S Mesquite.

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

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

| Address / Location / District | National Register Status | SHPO Concurrence | Sensitive Information |
|-------------------------------|--------------------------|------------------|-----------------------|
|-------------------------------|--------------------------|------------------|-----------------------|

Additional Notes:

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

project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[WMAT REPLY consult-Paseos Verdes.pdf](#)
[WMAT consult-Paseos Verdes.pdf](#)

[Pueblo of Isleta consult-Paseos Verdes.pdf](#)
[Paseos Verdes Records Search.pdf](#)
[Mescalero Apache consult-Paseo Verdes.pdf](#)
[Isleta del Sur Pueblo consult-Paseos Verdes.pdf](#)
[Fort Sill Apache Tribe Consult Ltr-Paseo Verdes.pdf](#)
[Comanche Nation consult-Paseo Verdes.pdf](#)
[Historic Pres.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.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 55

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 55

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Abatement.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.

Supporting documentation

[ssa r6.pdf](#)

[NM SSA Map.pdf](#)

[Sole Source Aquifers.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.

Supporting documentation

[Wetlands.pdf](#)

[Paseos Verdes Desktop WOUS reduced.pdf](#)

[Flowpath from Paseos Verdes.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.

Supporting documentation

[NM Wild Scenic Rio Grande New Mexico.pdf](#)
[Wild and Scenic Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

| General requirements | Legislation | Regulation |
|--|-----------------------|------------|
| Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project. | Executive Order 12898 | |

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No