Project Name and Description: SHOP New Construction of Housing Units
Location: Streetsboro Ln, Bonita Springs, Florida 34134
Activities included in the project: Construction of multiple housing units

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 2.4 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.4 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.4 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
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This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

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Location: Streetsboro Ln, Bonita Springs, Florida 34134
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Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose (**B**) in the Status Determination Column below. Or choose (**A**) in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on part of site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: Diplomat South, North Fort Myers, Florida 33903
Activities included in the project: Construction of multiple housing units

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

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Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 2.3 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
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ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
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Additional Studies Performed. (Attach studies or summaries)
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Jason Krejci 3/9/20

Preparer Signature /Name /Date

Jennie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

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Approved as to Form for the
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By: Andrea Fraser
Office of the County Attorney

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Location: Diplomat North, North Fort Myers, Florida 33903
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Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 18772 Matanzas Rd, Fort Myers, Florida 33967
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.2 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 18772 Matanzas Rd, Fort Myers, Florida 33967
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose (**B**) in the Status Determination Column below. Or choose (**A**) in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	There is a railroad in the railroad buffer but the DNL of 63.11dbs is beloow the limit of 65dbs

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 10020 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 1.2 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 1.0 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.3 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 1.0 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.0 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.3 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 10020 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

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Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

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Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

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Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 10011 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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Public Safety - Police	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
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Natural Features		Source or Documentation
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ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
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Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 10011 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	There is a railroad in the railroad buffer but DNL of 49.68dbs is below the limit of 65dbs

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 10010 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.2 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
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Lee County GIS
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Location: 10010 Alabama St, Bonita Springs, Florida 34135
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Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

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Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

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Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 10005 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

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Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
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Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 1.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 0.9 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
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ALTERNATIVES TO THE PROPOSED ACTION

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Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
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Additional Studies Performed. (Attach studies or summaries)
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List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
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Project Name and Description: SHOP New Construction of Housing Units
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Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

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Preparer Signature / Name /Date

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Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 10004 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

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Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 0.9 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.2 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 10004 Alabama St, Bonita Springs, Florida 34135
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose (**B**) in the Status Determination Column below. Or choose (**A**) in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	There is a railroad in the railroad buffer but DNL of 49.71dbs is below the limit of 65dbs

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 7400 Albany Rd, Fort Myers, Florida 33967
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 5.0 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 3.1 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 5.5 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 6.4 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 1.0 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 7400 Albany Rd, Fort Myers, Florida 33967
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose (**B**) in the Status Determination Column below. Or choose (**A**) in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	B	The property is located in Zone AE. Therefore, flood insurance must be purchased and maintained on this property throughout the affordability period.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	There is a railroad in the railroad buffer but DNL of 48.33dbs is below the limit of 65dbs

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 5329 Butte St, Lehigh Acres, Florida 33971
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 7.7 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 3.8 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 7.1 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 1.7 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.9 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 1.8 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 5329 Butte St, Lehigh Acres, Florida 33971
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose (**B**) in the Status Determination Column below. Or choose (**A**) in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 4327 15th St W, Lehigh Acres, Florida 33971
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 2.1 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 1.2 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 4.2 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 3.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 0.3 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.7 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 4327 15th St W, Lehigh Acres, Florida 33971
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lehigh Acres and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: CHDO New Construction Homebuyer Project
Location: 2401 Barcelona Ave, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 1.4 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 2.0 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 10.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 1.45 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 1.2 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.58 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: CHDO New Construction Homebuyer Project
Location: 2401 Barcelona Ave, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Brian Hamm Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 1268 McNeill Rd, Cape Coral, Florida 33903
Activities included in the project: Construction of multiple housing units

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A law enforcement station is located 2.0 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A fire department station is located 0.8 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 3.5 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	The project will not overload existing open space.
- Recreation	1	The closest Parks & Rec facility is 0.2 miles from the project. The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 4.1 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.16 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 1268 McNeill Rd, Cape Coral, Florida 33903
Activities included in the project: Construction of a multiple housing units

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are present on site but this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	Noise generators are not located in the buffer zone for noise consideration.

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

(1) Finding of No Significant Impact (FONSI), whereby the Responsible Entity may proceed to Dissemination and publication of the FONSI, per regulations found at 24 CFR Part 58, sec. **58.43(a).**

(2) Finding of Significant Impact whereby the Responsible Entity must proceed to develop an Environmental Impact Statement (EIS) in compliance with 24 CFR Part 58, Subparts F or G.

Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 259 Miramar Rd, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project is coherent to the existing environment and is being constructed to provide affordable homeownership to income eligible households.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
Displacement	1	The project is new construction and no displacement is involved.
Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The addition of a dwelling unit will not adversely impact educational facilities.
Commercial Facilities	1	The addition of a dwelling unit will not adversely impact commercial facilities.
Health Care	1	The addition of a dwelling unit will not adversely impact health care facilities.
Social Services	1	The addition of a dwelling unit will not adversely impact social services.
Solid Waste	1	The addition of a dwelling unit will not adversely impact solid waste.
Waste Water	1	The addition of a dwelling unit will not adversely impact waste water.
Storm Water	1	The addition of a dwelling unit will not adversely impact storm water.
Water Supply	1	The addition of a dwelling unit will not adversely impact water supply.
Public Safety - Police	1	A Law Enforcement station is located 3.8 miles from project. The addition of a dwelling unit will not adversely impact police public safety.
- Fire	1	A Fire Department station is located 1.4 miles from project. The addition of a dwelling unit will not adversely impact fire public safety.
- Emergency Medical	1	A hospital is located 5.7 miles from project. The addition of a dwelling unit will not adversely impact emergency medical care.
Open Space and Recreation - Open Space	1	An open space place for passive recreation is located approximately .5 miles from project site. The project will not overload existing open space.
- Recreation	1	The addition of a dwelling unit will not overload existing recreational facilities.
- Cultural Facilities	1	A regional library is located 2.7 miles from project site. The addition of a dwelling unit will not overload existing cultural facilities.
Transportation	1	The project is located in a developed and a public transportation bus stop is 0.25 miles from project site.

Natural Features		Source or Documentation
Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
Surface Water	1	The addition of a dwelling unit will not adversely impact surface water.
Unique Natural Features and Agricultural Lands	1	The addition of a dwelling unit will not adversely impact natural features or agricultural lands.
Vegetation and Wildlife	1	The addition of a dwelling unit will not adversely impact vegetation and wildlife. The area is already cleared and roads are in place.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	This project site is located in Zone X, as noted on the attached map. Flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	This project will not directly affect land or water of the coastal barrier resources and coastal zone.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)
There are no adverse effects anticipated with this project. All effects are either beneficial or do not change from the existing use, capactity, or boundary. No modifications or alternatives are being considered.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
Not applicable as there is not an alternative.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)
There are no mitigation measures recommended as the environmental impacts are not expected to be adverse.

Additional Studies Performed. (Attach studies or summaries)
None.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
Lee County Department of Transportation
Lee County Property Appraiser
Lee County GIS
US Environmental Protection Agency
US Department of Agriculture
Federal Emergency Management Agency
US Fish and Wildlife Service

Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 259 Miramar Rd, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

If the activity affects the resource, choose **(B)** in the Status Determination Column below. Or choose **(A)** in that column if the activity does not affect the resources under consideration. The compliance documentation column should indicate what source documentation was used to make the compliance determination and copies of all necessary documentation should be attached to the completed form for inclusion in the Environmental Review Record (ERR).

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Documentation
Historic Preservation [36 CFR Part 800] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/historic	A	The site is vacant and is not located in a historic district or a place where historic or events have taken place. SHPO was not consulted.

Floodplain Management [Executive Order 11988; 24 CFR Part 55] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/floodplain	A	The site is located in Zone X which is not in a 100-year floodplain and no further action is required.

Wetland Protection [Executive Order 11990; 3 CFR, §§ 2, 5] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/wetland	A	This site is considered practicable as the project will not fill or degrade wetlands.

Coastal Zone Management Act [16 U.S.C. 1451, §§ 307(c), (d)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/coastal	A	This site is not located in a Coastal Zone and will not directly affect land or water of the coastal barrier resources.

Endangered Species Act [50 CFR Part 402] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/endangeredspecies	A	Based on land use and site surveys, USFWS considers the property eligible for the blank HUD Clearance Letter (see attached).

Farmland Protection Policy Act [7 CFR Part 658] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/farmlands	A	Farmland soils are not present on site and this property is located in a developed area of Lee County and is currently zoned for residential construction.

Explosive and Flammable Operations [24 CFR Part 51, Subpart C] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/explosive	A	There are no known chemical/materials in the area. EPA monitored sites primarily consist of service industry businesses that support he immediate area. There were no violations noted on the EPA website.

Toxic Chemicals and Radioactive Materials [24CFR Part 58, § 5(i)(2)] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous	A	There are no EPA monitored sites in the immediate area (see attached map).

Noise Abatement and Control [24 CFR Part 51, Subpart B] ***Guidance:*** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/noise	A	There is a railroad in the railroad buffer but DNL of 51.3715dbs is below the limit of 65dbs

Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

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Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

Responsible Entity Official Signature / Title/ Date

Approved as to Form for the
Reliance of Lee County Only

By: Andrea Fraser
Office of the County Attorney

Project Name and Description: SHOP New Construction of Housing Units
Location: 257 Miramar Rd, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

NEPA Environmental Assessment Checklist

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

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

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Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Project consists of constructing one single family home on a vacant lot in a primarily residential area.
Compatibility and Urban Impact	1	Project is compatible with existing conditions and area.
Slope	1	Project is in an existing developed area; slope will be considered in engineering of structure.
Erosion	1	Project is in an existing developed area; erosion will be considered in engineering of structure.
Soil Suitability	1	Project is in an existing developed area; soils will be considered in engineering of structure.
Hazards and Nuisances including Site Safety	1	There are no known hazards or nuisances associated with the site. During the work, the site will conform with all applicable safety laws as required.
Energy Consumption	1	There are no energy impacts associated with this project.
Noise - Contribution to Community Noise Levels	1	There are no anticipated contributions to noise as the project is occurring on existing developed property and will not increase noise levels at completion.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no anticipated effects on air quality from the project as the project is occurring on existing developed property.
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Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	There are no changes to the immediate area as the project is new construction of housing in a primarily residential area.
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Employment and Income Patterns	1	The addition of a dwelling unit will not adversely impact employment and income patterns.

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Water Resources	1	The addition of a dwelling unit will not adversely impact water resources.
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ALTERNATIVES TO THE PROPOSED ACTION

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List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]
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Environmental Assessment Work Sheet

This worksheet provides a suggested format that may be used to complete the Environmental Assessment process.

Project Name and Description: SHOP New Construction of Housing Units
Location: 257 Miramar Rd, Fort Myers, Florida 33905
Activities included in the project: Construction of a single family home

Directions: The Responsible Entity (RE) must make a determination as to whether the activities affiliated with the project will affect the resource under consideration and trigger formal compliance consultation procedures with the appropriate oversight agency and/or subsequent mitigation. You may consult guidance by clicking on links in each box below which also will take you to information from agency web sites.

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Determination: The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize adverse impacts, and based on steps (a) through (f) found in the regulations, determined one of the following (circle one):

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Jason Krejci 3/9/20

Preparer Signature / Name /Date

Jeannie Sutton 3/10/2020

Environmental Compliance Officer/Date

Chair 3/18/2020

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