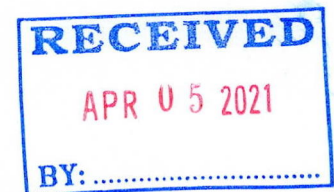


ENVIRONMENTAL REVIEW RECORD



GRANT NUMBER: 19-OERH-10116

PROJECT NAME Deer Creek Village

ENVIRONMENTAL ASSESSMENT for HUD-funded Projects

[HUD recommended format per 24 CFR 58.40]

Project Name: Deer Creek Village – Bellevue, NE

Responsible Entity: Deer Creek Apartments, LP

grantee

STATE of Nebraska

Certifying Officer Name & Title: J. Ryan Hamilton, Presiding Manager

grantee

*PE 2
Steve Charleston,
CDBG manager
State of Nebraska*

Environmental Review Record (ERR) File # 19-OERH-10116



ENVIRONMENTAL ASSESSMENT

Project Location: Southwest corner of South 25th Street and Chandler Road, Bellevue, Nebraska

Estimated Total Project Cost (all sources): \$10,868,838

Amount of HUD Assistance: \$800,000 HOME

HUD Grant Program: \$800,000 HOME

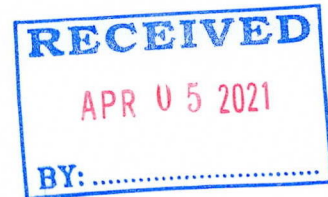
Grant Recipient (if different from Responsible Entity): ~~N/A~~ Deet Creek Apartments LP
[24 CFR 58.2(a)(5)]

Recipient Address & Phone: SOS-5601 South 59th Street, Suite C, Lincoln, 68516

RE Project Contact Name & Phone: Chadrick Martinez, SVP 970-631-2818

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

none



FINDING: [24 CFR 58.40(g)]



Finding of No Significant Impact (FONSI)

(The project will not result in a significant impact on the quality of the human environment.)



Finding of Significant impact

(The project may significantly affect the quality of the human environment.)

PREPARER SIGNATURE: *Donna S. Matlock* **DATE:** 4/5/21

PREPARER NAME & TITLE: Donna S. Matlock, P.G.

PREPARER'S AGENCY (If Different from RE): Thiele Geotech, Inc.

RE CERTIFYING OFFICER SIGNATURE: *Steve Charleston* **DATE:** 4/6/21
Steve Charleston, Community Development Block Grant Manager

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

To provide affordable housing that benefits low- and moderate-income households.

Sarpy County has the fastest-growing population in the State of Nebraska (Sarpy County & Communities, Nebraska County-Wide Housing Study with Strategies for Housing Affordability). Sarpy County has a lack of quality, affordable both owner and rental units. This study recommended at least 187 owner and 278 rental units for very low- and low-income Sarpy County households. There is also housing replacement needs due to the 2019 flooding disaster.

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

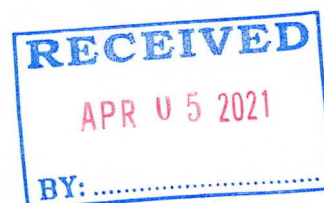
Trinity Housing Development is proposing to develop, construct and manage Deer Creek Apartments. The apartment community will consist of 4 two-story 8-plexes, 1 two-story 16-plex and a community building. The 48-unit multifamily development will provide 38 affordable and 10 market rate units. HOME funds will be used to construct 48 units and will benefit 38 low- and moderate-income families. No persons will be displaced as a result of this development. Project description documentation is in **Appendix A**.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and the trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project area is vacant land that is surrounded by mixed development. Commercial and residential senior apartments adjoin the project to the east. A vacant commercial lot adjoins the project to the north with Chandler Road farther north. South 25th Street adjoins the project to the west followed by Chandler View Elementary School to the west, and multi-family residential development adjoins the property to the south.

The proposed project conforms to the City of Bellevue’s Comprehensive Plan to provide even distribution of multi-family housing throughout Bellevue for Bellevue’s growing population. This project will also fulfill one of the City of Bellevue’s goals for Northwest Bellevue by utilizing an infill development opportunity. In a Community Input Survey, Bellevue residents agreed that Bellevue needs additional affordable housing. (Bellevue Comprehensive Plan: August 2018)

In the absence of this project, the property could remain vacant and provide opportunity for overgrowth vegetation and or illegal dumping. The infrastructure in place would not be utilized. More expensive housing alternatives could in-fill this area and not provide for the need for affordable housing.



PART I: STATUTORY CHECKLIST [24 CFR 58.5]

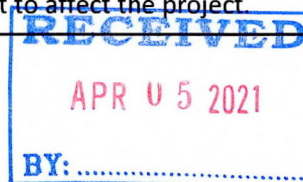
DIRECTIONS – For each authority, check either Box “A” or “B” under “Status.”

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

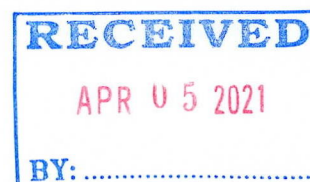
“B box” The project requires an additional compliance step or action, including, but not limited to, consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

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

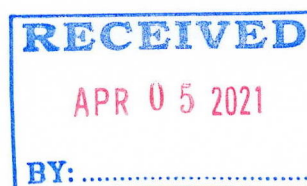
Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §58.5	STATUS A B		Compliance Documentation
1. Air Quality [Clean Air Act sections 176(c) & (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the US EPA, Sarpy county where the project is located, is not located in a non-attainment area and has no history of non-attainment. Although air quality fluctuates in Bellevue, the air quality is acceptable, and the development area will not expose people to measurably worse air quality conditions. (https://www.epa.gov/green-book/green-book-national-area-and-county-level-multi-pollutant-information) Please see Appendix B for air quality documentation. Radon concerns are addressed in <u>4. Contamination and Toxic Substances</u>
2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Offutt Air Force Base Airfield is located 3.90 miles from the project. A map with airfield hazard zones was available in the Offutt Air Force Base Information Brochure from 2018. (http://mapacog.org/wp-content/uploads/2018/09/Offutt-AFB-Informational-Brochure.pdf) The assessment site is not within the hazard zones of Offutt Air Force Base Airfield. A map showing Offutt airfield's clear zones and accident potential zones and their distance from the project is in see Appendix C . Other area airports include Eppley Airfield, North Omaha Airport, and Millard Airport which are 11.5, 13.2 and 8.4 miles from the project, respectively. These airports are considered too distant to affect the project.



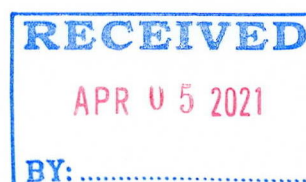
3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No coastal zone management programs exist in EPA Region 7 which includes Iowa, Kansas, Missouri and Nebraska, as established by Nat'l Oceanic & Atmospheric Administration, Office of Ocean and Coastal Resource Management. (https://coast.noaa.gov/czm/mystate/) Documentation is in Appendix D .
4. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon Bellevue is in Radon Zone 1. Areas in Zone 1 have the highest potential for radon levels exceeding 4 picoCuries per liter (pCi/L). A radon map for Nebraska is in Appendix E . http://dhhs.ne.gov/Pages/Radon-Data.aspx Trinity Housing Development will install a passive radon mitigation system in the residential buildings during construction. The radon levels will be tested when the structure is completely enclosed. If the radon level is below 4.0 pCi/L then no further action will be taken. If the radon level is equal to or exceeds 4.0 pCi/L then the passive radon mitigation system will be converted to an active mitigation system. A fact sheet from the Nebraska Department of Health and Human Services regarding radon mitigation systems is in Appendix E . Hazardous Sites A site-specific Phase I Environmental Site Assessment (ESA) that was completed concurrently with this study. No recognized environmental conditions were identified. A copy of the Phase I ESA completed February 23, 2021 is in Appendix E .
5. Endangered Species [50 CFR 402]epa.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Conservation and Environmental Review Tool (CERT) report was completed on April 5, 2021 utilizing the Nebraska Game and Parks Conservation and Environmental Review Tool (https://cert.outdoornebraska.gov). They determined that the project is unlikely to have an adverse impact on listed species and specific conservation conditions for listed species are not required. The final CERT is in the Appendix F . US Fish and Wildlife was contacted for a consult and approved the project on July 24, 2020. Documentation is in Appendix F .
6. Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no adverse impacts from the project, therefore there are no Environmental Justice issues.



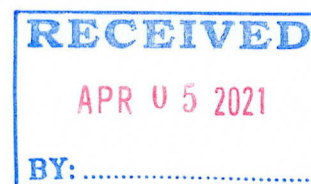
7. Explosive and Flammable Operations [24 CFR 51C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Phase I ESA was completed concurrently with the study and did not reveal any fuel tanks or flammable substances at the development sites. There is a new fuel tank system (installed 2019) located at the Casey's General Store that adjoins the property to the northeast. There are no releases for this facility that has registered tanks with spill detection and spill prevention technology and it subject to inspection. In addition, this facility is located in the downgradient direction from the project. A copy of the Phase I ESA is enclosed in Appendix E .
8. Farmland Protection [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is no farmland at the project site. Farmland will not be impacted by the project. Site aerial is in Appendix A .
9. Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The development area is located on Floodplain Panel 31153C0090H This panel indicates the development area is located in Zone X and is outside of any special flood hazard area. The National Flood Hazard Layer FIRMette Map for the project is in Appendix G.</p> <p>Sarpy County is one of the counties in the Federal Disaster Area due to the 2019 floods, but the project location was not affected.</p>
10. Historic Preservation [36 CFR 800] State Historic Preservation Office and Tribal Historic Preservation Office or Tribal contacts [24 CFR Part 58] https://egis.hud.gov/TDAT/	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The entire redevelopment area was once cropland. The Section 106 Review request was submitted to the State Historic Preservation Officer for consultation. John Swigart, Archeology Review and Compliance Coordinator determined that no historic properties would be affected by the project. The Section 106 document is in Appendix H .



11. Noise Control [24 CFR 51B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There are two road noise sources in the development area: South 25th Street and Chandler Road. The traffic count data for South 25th Street was not available and so it is assumed that it does not significantly contribute to the noise levels at the site. Chandler Road is a minor arterial roadway and traffic count data from 2018 was available from the Nebraska Department of Transportation.</p> <p>(https://dot.nebraska.gov/travel/map-library/)</p> <p>No railroad main lines are located within 3,000 feet of the project site. It is assumed that this noise source does not significantly contribute to the noise levels of the neighborhood.</p> <p>Only Offutt Air Force Base, which is located approximately 3.9 miles from the project, was considered to be a potential noise concern. The noise contour map for Offutt Air Force Base indicates that noise levels from the airfield does not extend to the site. The brochure is in Appendix C. An airfield noise map for the project is in Appendix I. (http://mapacog.org/wp-content/uploads/2018/09/Offutt-AFB-Informational-Brochure.pdf)</p> <p>HUD's Day Night Noise Level Calculator was used to determine the noise level at the project site. The calculated noise level at the project location is 58, within the acceptable noise level range of 65 decibels. Data used in the calculation is included in Appendix I. (https://www.hudexchange.info/environmental-review/dnl-calculator/)</p>
12. Water Quality (Sole Source Aquifers) [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There are no Sole Source Aquifers in EPA Region 7 which includes Iowa, Kansas, Missouri and Nebraska.</p> <p>https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p> <p>Documentation is in Appendix J.</p>
13. Wetland Protection [24 CFR 55, Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The US Fish and Wildlife Services National Wetlands Inventory web tool was used to determine if there are any wetlands at the project site. The screen capture presented in the Appendix K shows that there no wetlands at the project site and no recent or active wetland mapping projects near the project site.</p> <p>https://www.fws.gov/wetlands/Data/Mapper.html</p>



14. Wild and Scenic Rivers [36 CFR 297]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>According to the National Wild and Scenic Rivers System website, there are two rivers in Nebraska in the Wild and Scenic Rivers System. The designated sections of the Missouri and Niobrara Rivers are not located near the project site and are located upgradient from activities in the Cities of Omaha and Bellevue. Therefore, the proposed activities at this site will not impact wild and scenic rivers.</p> <p>https://www.nps.gov/orgs/1912/plan-your-visit.htm</p> <p>Documentation is in Appendix L.</p>
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PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST

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

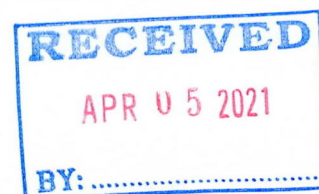
For each impact category, evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers, and page references.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

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

Conformance with Comprehensive and Neighborhood Plans	Beneficial	<p>The City of Bellevue's Comprehensive Plan calls to provide even distribution of multi-family housing throughout Bellevue for Bellevue's growing population. This project will also fulfill one of the City of Bellevue's goals for Northwest Bellevue by utilizing an infill development opportunity. In a Community Input Survey, Bellevue residents agreed that Bellevue needs additional affordable housing. (Bellevue Comprehensive Plan: August 2018)</p> <p>Sarpy County has the fastest-growing population in the State of Nebraska (<u>Sarpy County & Communities, Nebraska County-Wide Housing Study with Strategies for Housing Affordability</u>: April 2020). Sarpy County has a lack of quality, affordable both owner and rental units. This study recommended at least 187 owner and 278 rental units for very low- and low-income Sarpy County households. There is also housing replacement needs due to the 2019 flooding disaster.</p> <p>The multifamily residential housing project proposed by Trinity Housing Development conforms and continues the efforts to fulfill goals of the City and the County.</p>
Land Use Compatibility and Conformance with Zoning	Beneficial	The City's Future Land Use Map shows the proposed future land use for this area as Multi-Family Residential. Trinity Housing's plan is consistent with current and the Future Land Use Map. Zoning Map and Future land use maps are in Appendix M .
Urban Design-Visual Quality and Scale	Beneficial	The site proposed for housing construction is vacant land. Development of the project will help unify the neighborhood visually. The proposed apartment buildings are consistent with the types of residential housing present in the area.

Slope	No Impact	The site is a vacant building site with shallow slopes throughout the interior of the site. A Site Contour map is in Appendix N .
Erosion	No Impacts	A storm water management plan must be developed for this project to prevent erosion from reaching the streets and waterways. This is required by City code for project over one-acre in size. <u>City of Bellevue Developer's Guide</u> : Page 14. (https://library.municode.com/ne/bellevue/codes/code_of_ordinances/)
Soil Suitability	No Impact	Surface soils mapped at the assessment site are Contrary-Monona silty clay loam, 6 to 11 percent slopes (8155) and Marshall-Contrary silty clay loams, 2 to 7 percent slopes (8035). Contrary-Monona silty clay loam is a well-drained soil that forms on backslopes, shoulders, and summits of hills in fine-silty loess. Marshall-Contrary silty clay loam is a well-drained soil that form on the shoulders and summits of hills in fine-silty non calcareous loess. Permeability in these soils is moderately high and available water storage is high. A copy of the Soil Survey Map for the assessment site and adjoining area has been included in the Appendix. Future activities include project grading for apartment construction. These soils have proven suitable for residential housing throughout this part of Bellevue and there is no evidence that the soil is unsuitable for construction of apartment buildings. (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm) Web soil survey map report is in Appendix N .
Hazards and Nuisances, Including Site Safety	No Impact	Site preparation and construction activities may create temporary, site-safety hazards if the work area is not properly secured. Anticipated hazards are consistent with routine house construction operations. Operations will be conducted in accordance with the requirements of OSHA Construction Standards and any that may be required by the City of Bellevue. One construction is completed, there should be no hazards or nuisances associated with the proposed action.
Noise-Effects of Ambient Noise on Project & Contribution to Community Noise Levels	No Impact	The site is located in an area with low noise level due to traffic along Chandler Road and South 25 th Street. Elevated noise levels may occur during site preparation and construction activities at the project site. These sources will likely occur during daytime and be of relatively short duration. Noise will be associated with construction equipment, tools, and deliveries of construction materials. Following completion, the project should have no significant impact on ambient noise in the site vicinity or community.
Air Quality-Effects of Ambient Air Quality on Project & Contribution to Community Pollution Levels	No Impact	Site preparation and construction activities will not significantly impact ambient air quality standards. Any impacts are expected to be of comparatively short duration during site preparation and construction phases of the project. Based upon the project scope, the proposed action will not require an air emissions permit.



Energy Conservation	Beneficial	In the short term, a significant amount of energy will be expended to construct the project. However, in the long term, tenants will benefit from new, energy efficient construction. Modern construction standards have energy conservation in mind and modern structures are significantly more energy efficient than older buildings. .
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Socioeconomic Factors

Demographic Character Changes	No Impact	The project will increase residential occupancy in this area and visually connect the neighborhood. The increase is not anticipated to be a dramatic change in the profile of the neighborhood based on the existing low- and moderate-income households in this area.
Displacement	No Impact	The proposed construction site is a vacant residential lot, so displacement will not occur.
Employment and Income Patterns	Beneficial	The design and construction of the housing units will provide construction jobs. The apartment complex itself will not create permanent jobs. Individuals residing in the apartments may realize a savings over their old homes from energy-efficient new construction.

Community Facilities and Services

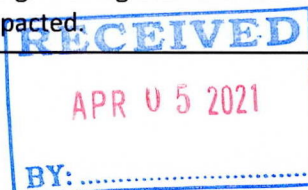
Educational Facilities	Beneficial	No educational facilities are located within the redevelopment area and the project will not directly affect education facilities. Residents of the apartments will have access to public educational facilities from Omaha School District #8 including Chandler View Elementary School located west across South 25 th Street. Additional elementary schools are nearby to the west. Bellevue West Senior High School is approximately 1.5 miles south of the project area. Area schools are illustrated on the map in Appendix O .
Commercial Facilities	Beneficial	The project will directly impact commercial facilities nor create commercial opportunities. The site is located near a corridor of commercial establishments along Chandler Road and farther east and south of the project area that include grocery stores, drug stores, restaurants, and clothing stores.
Health Care	Beneficial	No health care facilities are located within the redevelopment area and the project will not directly affect health care facilities. Medical services can be found at Nebraska Medicine located at 2500 Bellevue Medical Center Drive, approximately 3 miles south of the project on South 25 th Street. There are other clinics and dentist within a few miles driving distance. They are illustrated on the Map in Appendix O .

Social Services	Beneficial	No social service facilities are located within the redevelopment area and the project will not directly affect social service facilities. There are a number of social services located within a few miles of the project area. The Salvation Army, Region V Services, Catholic Charities, and Stephen Center HERO Program are located nearby north Omaha. Many other services are to the south and southeast within driving distance and are shown on the map in Appendix O .
Solid Waste	Beneficial	No solid waste facilities are located within the redevelopment area and the project will not directly affect solid waste facilities. Construction of the facility will likely create waste from construction activities. The Sarpy County landfill is not at capacity, so it is unlikely the waste generated by project activities will create a problem for the landfill. The project is located in a part of Bellevue with regular trash service provided by the City of Bellevue and Papillion Sanitation.
Waste Water	Beneficial	No wastewater facilities are located within the redevelopment area and the project will not directly affect wastewater facilities. The installation of septic systems is not part of this project. Sanitary sewer main lines are accessible to the project and are operated by the Metropolitan Utilities District. A service line will be constructed to the buildings creating more efficient use of infrastructure. .
Storm Water	Beneficial	No storm water facilities are located within the redevelopment area and the project will not directly affect storm water facilities. Storm sewer inlets are already in place along the northern border of the site and is shown in the Concept Site Plan in Appendix A . Contractors working on this project will be required to develop a storm water management plan. (https://library.municode.com/ne/bellevue/codes/code_of_ordinances/)
Water Supply	Beneficial	No water supply facilities are located within the redevelopment area and project will not directly affect water supply facilities. Wells will not be installed as part of this project. The construction of water supply main lines is not part of the project. Main lines operated by the Metropolitan Utilities District are already in place. A service line from the main line will be installed to the new structures. This project will increase housing density, which makes more efficient use of the City's utilities.
Public Safety • Police	Beneficial	The project does not include the funding for the support of police services or the construction or modification police stations. The Bellevue Police Department is located at 1510 Wall Street, approximately 3 miles south/southeast of the project site.
• Fire	Beneficial	The project does not include the funding for the support of fire department services or the construction or modification of fire stations. Regular fire department coverage is offered for this area. Bellevue Fire Department District 3 Station is located at 9400 South 36 Street, approximately 1.5 miles from the project.

<ul style="list-style-type: none"> Emergency Medical 	Beneficial	The project does not include the funding for the support of emergency medical services or the construction or modification of buildings for emergency medical services. Bellevue Fire Department District 3 Station is located at 9400 South 36 Street, approximately 1.5 miles from the project. There are also private ambulance services available for Bellevue and the Omaha metropolitan area. The development area is accessible to emergency vehicles. Emergency medical services can be found at Nebraska Medicine located at 2500 Bellevue Medical Center Drive, approximately 3 miles south of the project on South 25 th Street.
Open Space & Recreation <ul style="list-style-type: none"> Open Space 	Beneficial	Currently, the project site is the only remaining undeveloped land in the area. This project will fulfill one of the City of Bellevue's goals for Northwest Bellevue by utilizing an infill development opportunity. This project will also help to remove a vacant space where uncontrolled dumping can occur.
<ul style="list-style-type: none"> Recreation 	Beneficial	Nearby parks include Sorenson Park and Southwoods Park to the east, Gilder Park and Goldenrod Park to the west, and Gilder Park to the south. Many of these parks offer a wide range of activities. All of these parks are within 1-1/2 mile from the project location. Other recreational activities are within driving distance.
<ul style="list-style-type: none"> Cultural Facilities 	Beneficial	The project will not create or eliminate cultural facilities nor provide funding for them. There are a number of churches in the area that can serve the needs of new residential tenants including: Aldersgate United Methodist Church, Bethel Christian ministries, Christ the King Lutheran Church, Chandler Acres Baptist Church, Cathedral Church God in Christ, Calvary Christian Church. Other cultural facilities are farther north in Omaha or south in downtown Bellevue including community theater and museums.
Transportation	Beneficial	The project does not call for the creation or maintenance of roads or transportation services.

Natural Features

Water Resources	No Impact	There are no water resources of note in this part of Bellevue. Bellevue's drinking water is pulled from the Platte and Missouri Rivers. The nearest surface water Mud Creek, which is located 0.75-mile east of the project.
Surface Water	No Impact	The nearest surface is Mud Creek located approximately 0.75-mile east of the project. The Missouri River is located approximately 1.25 miles east of the development area. This project will not impact surface water bodies.
Unique Natural Features & Agricultural Lands	No Impact	There are no unique natural features in the area. Some community/private gardening occurs in vacant areas of residential lots. Farmland is not impacted.



Vegetation and Wildlife	No Impact	The project is located in an urban setting. There is no wildlife other than squirrels, birds, raccoons, and other animals found in an urban setting. There are no trees or bushes on site.
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PART III: 58.6 CHECKLIST

1. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES NOTIFICATION [24 CFR Part 51.303(a)(3)]

Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

☒ **No.** Cite or attach Source Documentation: Project map attached with locations of airfields in Omaha area. Airport maps for major civil airport and military airfield with clear zones, all attached in Appendix C. Project complies with 24 CFR 51.303(a)(3).]

☐ **Yes.** Notice must be provided to the buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information, and a copy of the signed notice must be maintained in the ERR.

2. COASTAL BARRIERS RESOURCES ACT [Coastal Barrier Improvement Act of 1990 (16 USC 3501)]

Is the project located in a coastal barrier resource area?

☒ **No.** Cite or attach Source Documentation: No CBRA's in Nebraska according to <http://www.fema.gov/nfip/cobra.shtm> [Proceed with project.]

☐ **Yes.** Federal assistance may not be used in such an area.

3. FLOOD DISASTER PROTECTION ACT [Flood Disaster Protection Act of 1973, as amended (42 USC 4001-4128)]

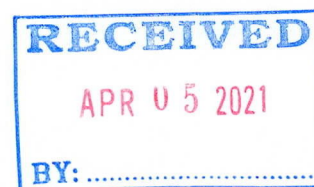
Does the project involve acquisition, construction, or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area (SFHA)?

☒ **No.** Cite or attach Source Documentation: FIRM Map Number 31053C0090H attached in Appendix G shows project site is in Zone X—areas determined to be outside the 0.2% annual chance floodplain [Proceed with project.]

☐ **Yes.** Cite or attach Source Documentation: _____
Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

☐ **Yes. Flood Insurance under the National Flood Insurance Program must be obtained.** If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to the maximum allowable coverage, whichever is less). A copy of the flood insurance policy declaration must be kept on file in the ERR.

☐ **No. Federal assistance may not be used in the Special Flood Hazard Area.**



Summary of Findings and Conclusions

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

The No Action Alternative is to allow the area to continue remain dormant. This may encourage illegal dumping and deterioration of the overgrowth of vegetation. In addition, the needs of the City of Bellevue for low- and moderate- income housing would not be improved.

Although there are other parts of Bellevue that could be developed, they would not address the need for infill housing in this part of Bellevue.

No other alternatives were considered for this project.

Mitigation and Project Modification Measures Recommended: [24 CFR 58.40(d), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

No findings for adverse impact were identified, therefore, no mitigation or modification are warranted.

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

A Phase I Environmental Site Assessment (ESA) was completed for the project concurrently with this study. No recognized environmental conditions were identified for these addresses. The Phase I ESA completed February 23, 2021 is in **Appendix E**.

List of Agencies and Persons Consulted: [40 CFR 1508.9(b)] (List agencies and persons consulted for this assessment.)

US Fish and Wildlife: Eliza Hines, Nebraska Ecological Services State Supervisor and Robert Hames, Fish and Wildlife Biologist

State Historical Preservation Office, John Swigart

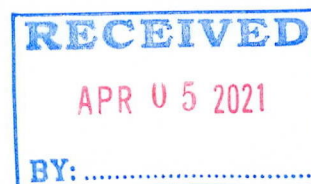
Nebraska Department of Transportation

EPA

City of Bellevue

Sarpy County

FEMA



Offutt Air Force Base

National Park Service

HUD

Nebraska Department of Health and Human Services

Nebraska Game and Parks – Conservation and Environmental Review Tool

Housing Specialist – HOME & National Housing Trust Funds, Mechele Grimes, CLSSYB

Nebraska Department of Economic Development, Tom Stephens

