

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

Project Information

Project Name: Vermont-Heights-Infrastructure

HEROS Number: 900000010463055

Start Date: 04/04/2025

Responsible Entity (RE): ST. JOHNS COUNTY, 200 SAN SEBASTIAN VIEW ST.
AUGUSTINE FL, 32084

RE Preparer: Shannon McMorrow

State / Local Identifier:

Certifying Officer: Jennifer Harvey

Grant Recipient (if different than Responsible Entity): N/A

Point of Contact: Guillermarie Guilfoyle

Consultant (if applicable): WSP

Point of Contact: Shannon McMorrow

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

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

Project Location: 4150 Maine St, Elkton, FL 32033

Additional Location Information:

N/A

Direct Comments to: gguifoyle@sjcfl.us
200 San Sebastian View
St. Augustine FL 32084

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

The Vermont Heights Infrastructure Project will provide water and sewer access to four contiguous 50-foot x 100-foot lots owned by Habitat for Humanity of St. Augustine/St. Johns County (Habitat St. Augustine) at 4150 Maine Street in the Vermont Heights neighborhood of Elkton, Florida (Tax parcel ID 1399300001). See Appendix A for the Project Location Map. This is in preparation for building four affordable homes to make homeownership accessible to four low-income households. The project will also benefit the surrounding area that could eventually tap into the water and sewer lines Habitat St. Augustine installs. While all four households that Habitat St. Augustine will serve are low-income, the Vermont Heights area is comprised of low to moderate-income residents.

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

The Maine Street Property was acquired from St. Johns County in exchange for two lots in Hastings owned by Habitat St. Augustine. The Hastings lots were needed by St. Johns County for a drainage project. St. Johns County owned a parcel of land with four contiguous lots that Habitat St. Augustine could utilize for affordable housing. The exchange was approved by the Board of County Commissioners on November 2, 2021. Habitat St. Augustine staff and maverick Engineering assessed the project and it was determined that in order to develop the four lots with homes, Habitat St. Augustine will need to gain access to potable water service which requires the extension of the 6-inch watermain along 6th Street, approximately 450 feet. Further, to access sewer service, the 4-inch force main must be extended along SR 207 approximately 400 feet to the parcels.

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

Currently the properties and neighboring properties lack city water access

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

[Appendix A.pdf](#)

[Appendix A.pdf](#)

[Appendix A.pdf](#)

Determination:

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

Approval Documents:

[ERR Assessment Signed.pdf](#)

[Vermont Heights ERR Publication.pdf](#)

7015.15 certified by Certifying Officer 4/10/2025
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-24-UC-12-0021	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$165,807.00

Estimated Total HUD Funded, \$165,807.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$165,807.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. There is one airport within the County, the Northeast Florida Regional Airport located in St. Augustine. This airport is located approximately 6 miles from Elkton; therefore, safety zones established around this airfield would not have the potential to affect or be affected by implementation of the proposed action. See Appendix B, Airports Map.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. The Project location is not within a Coastal Barrier Resources System. See Appendix C, Coastal Barrier Resources Map.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. The Project area is not located within designated floodplain and flood insurance is not required. See Appendix D, FEMA Floodplain FIRMette Map.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. According to air quality attainment status data listed on a website maintained by the US Environmental Protection Agency (USEPA), St. Johns County is not listed as an area of non-attainment for any criteria pollutant. The USEPA Integrated Compliance Information System (ICIS) for air reveals no point-source air pollutants within 3,000 feet of the project area. Further, implementation of the proposed action would not generate air emissions that would have the potential to exceed current thresholds. See Appendix E, Current Nonattainment Counties for All Criteria Pollutants.

<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Compliance is met. The project is located within the Coastal Zone Management area (All of Florida is within Coastal Zone). The Florida Coastal Management Program (FCMP) is implemented by the Florida Department of Environmental Protection (FDEP). FDEP supports implementation of the proposed project, see Appendix F for email correspondence with the State Clearing House.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Compliance is met. The Project area and 3000 foot buffer does not include documented contamination sites or toxic substance storage. See Appendix G, Brownfields Map, and EPA Facilities Map.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Compliance is met. All actions would occur within existing infrastructure footprints and construction staging on developed or previously disturbed locations in the drainage easement. Further, the proposed project area is fully developed with little natural or undisturbed habitats present (See Appendix H, Land Use Map). It should be noted that the project is located within St. Johns County, which is a coastal county. Several of the species identified from the USFWS Information for Planning and Consultation (IPaC) database, are confined to coastal ecosystems that are not present within the vicinity of the project area. For example, while the protected Green Sea Turtle (<i>Chelonia mydas</i>) is identified as "likely" to occur in the area based on desktop reports generated by the database, the actual project area is landlocked and does not provide habitat suitable for sea turtles. Based on the information gathered from available databases, the consultant came to a determination of "No effect" for all species. See Appendix I, IPaC Trust Resources List, and Clearance to</p>

		Proceed with Federally-Insured Loan and Grant Project Requests (February 17, 2025). According to the Audubon Florida Eagle Watch Public Next Map (2025), the bald eagle nest located nearest to the project area is approximately 2 miles to the north from the proposed project area (See Appendix I, Bald Eagle Map). No further coordination with USFWS is necessary.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>In accordance with 24 CFR 51.201, the proposed activities are located less than acceptable separation distance (ASD) from hazards outside of the project area. The project site is primarily surrounded by developed, residential, and commercial uses that do not involve the storage of explosive or flammable materials. According to the FDEP storage tank facility information, no aboveground tanks with the current status as "open" occur within the project area (see Appendix J, FDEP Storage Tank Contaminated Facility Search, and Tank Facilities Map). One "open" above ground tank facility occurs within the ASD and within 3,000 feet of the proposed project area. St. Johns -Water Reclamation Facility station is located approximately 80 feet from the project area at 3305 State Road 207. This site has 2 7488-gallon aboveground fuel tanks containing emergency generator diesel emergency. The implementation of the project does not require long-term storage of hazardous materials and any required flammable materials would be handled/managed in accordance with manufacturers' guidelines. Further, the proposed activities would not result in an increased number of residents exposed to hazardous operations and will not affect explosive and flammable operations.</p> <p><diesel.https://floridadep.gov/waste/pe</p>

		mitting-compliance-assistance/content/storage-tank-facility-information>.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. The proposed activities are located on soils not identified as prime farmland by the Natural Resource Conservation Service. See Appendix K, Prime Farmlands Classification, and NRCS Soils Map.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. The Project area is not located within designated floodplain. See Appendix D, FEMA Floodplain FIRMette Map.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 45.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. Project area does not occur within a Sole Source Aquifer area. See Appendix M, Sole Source Aquifer Map.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. No wetlands occur within the project area. The land used for the project is county-owned right of way. See Appendix N, National Wetlands Inventory Map.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance is met. There are no wild and scenic rivers within the proposed action area. The National Park Service maintains the Nationwide Rivers Inventory (NRI), a register of river segments that potentially qualify as wild, scenic, or recreational river areas. The only rivers in the region that are identified in this inventory are the Wekiva and Loxahatchee rivers, neither of which pass through in St. Johns

		County. https://www.rivers.gov/florida.php . See Appendix O, Wild and Scenic Rivers Map.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Executive Order 12898 detailing Environmental Justice requirements was repealed by the President of the United States on January 21st, 2025. The project is in compliance with Environmental Justice Provisions.

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

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Completion of the proposed action would support the following goals and objectives of the 2025 St. Johns Comprehensive Plan: Goal A.1.2 "Control of Urban Sprawl", Goal A.1.3 "Surrounding Land Use: The County shall locate land uses so they are compatible and complementary", Goal D.1 "St. Johns County shall maintain an efficient system of sanitary sewer disposal, which prevents the degradation of the existing resource, meets existing and projected demands, promotes orderly growth and develop, and protects the public health of the community." The development of city water and sewer will facilitate the construction of housing in a residentially zoned area as delineated in the St. Johns	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		County 2025 Future Land Use Map. See Appendix H, St. Johns County Future Land Use Map, St. Johns County Comprehensive Land Use Plan, and St. Johns County Property Report.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The project site is relatively flat, with little to no slopes. The project area is not sensitive to erosion. Ground-disturbing activities will occur during project implementation. Best management practices (BMPs) for soil erosion control will be implemented as required during the proposed activities. With consistent and appropriate implementation of BMPs, no impacts related to erosion will occur as a result of the proposed activities. The proposed project area is located on Immokalee fine sand and Cassia fine sand, 0 to 2 percent slopes (Appendix K, NRCS Soil Map). There is no evidence of development constraints related to soil conditions. No impact related to soil suitability is anticipated.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	There would be temporary increases in localized noise levels during the improvement activities, but these would follow local noise ordinances, and any noise impacts would be short-term. No permanent or long-term impacts to community noise levels would occur as a result of the proposed activities. Potential hazards and nuisances that could occur onsite during the proposed action include inadequate street lighting, or poisonous plants, insects, and animals. Appropriate BMPs and standard operating procedures will be implemented during all proposed activities to ensure onsite and offsite safety and the avoidance of hazards and nuisances.	
SOCIOECONOMIC			
Employment and Income Patterns	1	Although the construction may create temporary jobs, the proposed activities will	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		not impact employment and income patterns in the community. The project will support low-income households in achieving home ownership. The intended outcome of the project should not significantly change the socioeconomic makeup of the neighborhood.	
Demographic Character Changes / Displacement	1	The project intends to support homeownership for low-income families by facilitating housing construction to be given to low-income households in tandem with Habitat for Humanity. The proposed action will take place within the existing infrastructure footprint and construction staging will occur on developed or previously disturbed locations. Implementation of the proposed activities would not impact local or regional demographics or other socioeconomic characteristics. There are no existing residential dwellings within the footprint of the proposed activities. No impacts to displacement will occur as a result of the proposed activities.	
Environmental Justice EA Factor			
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The proposed activities may slightly increase student population and resident access to educational facilities in Vermont Heights. Due to the small scale of this project, the measurable impact on the area's educational facilities is expected to be minor.	
Commercial Facilities (Access and Proximity)	2	The proposed activities may slightly increase the local population's need for commercial facilities, therefore have a slight impact on the area's commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	The proposed activities would not affect residents' access to, or the demand for social services in Vermont Heights and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		would therefore have no measurable impact on the area's social services.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Any solid waste that may be generated by this project will be managed in accordance with the applicable, state solid waste regulations of Chapters 62-701, Florida Administrative Code (F.A.C.).	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	1	The primary effects of the proposed activity would be to expand access of the community's to county sewer infrastructure. This project would have direct improvement to the future residents along the street.	
Water Supply (Feasibility and Capacity)	1	The primary effects of the proposed activity would be to expand access of the community's to county water infrastructure. This project would have direct improvement to the future residents along the street.	
Public Safety - Police, Fire and Emergency Medical	1	Providing nearby water main access would improve the ability of emergency services to conduct fire suppression. The project would not create any obstacles for other emergency services.	
Parks, Open Space and Recreation (Access and Capacity)	2	No impact. The Project will occur in County right of way.	
Transportation and Accessibility (Access and Capacity)	3	MOT Plans will be in place during construction to control traffic around the areas of proposed work that may alter normal traffic patterns.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The Project will occur in previously developed County right of way. Proper construction BMP's will be followed to prevent unnecessary impacts	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The Project will occur in previously developed County right of way. Proper construction BMP's will be followed to prevent unnecessary impacts	
Other Factors 1	2	N/A	
Other Factors 2			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
CLIMATE AND ENERGY			
Climate Change			
Energy Efficiency			

Supporting documentation[Appendix A\(3\).pdf](#)**Additional Studies Performed:**

N/A

Field Inspection [Optional]: Date and completed

by:

Vance Herbener

3/6/2025 12:00:00 AM

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

Malinda Everson, Executive Director Habitat for Humanity of St. Augustine/St. Johns County
Guillermarie Guilfoyle, CDGB Housing Program Specialist, Housing & Community Development, St. Johns County
Hazardous Toxic Radioactive Materials and Substances: *NEPAssist <https://nepassisttool.epa.gov/nepassist/nepamap.aspx> (2025) * Hazardous Waste - RCRAInfo * Air Pollution (ICIS-AIR) * Water Dischargers (NPDES) * Toxic Releases (TRI) * Superfund (NPL & SAA) * Brownfields (ACRES)
Historic Preservation: * Florida State Historic Preservation Office (SHPO)
Consultation, 2024. Floodplain Management: * Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps: <https://msc.fema.gov/portal/home>
Wetland Protection: * Florida Natural Areas Inventory and Florida Fish and Wildlife Commission Cooperative Land Cover GIS layer. 2024. * U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) GIS Data. 2025 Coastal Zone Management Act: * Florida Department of Environmental Protection (FDEP) Florida Coastal Management Program (FCMP) consultation, 2024. * NOAA. 2018. Coastal Zone Management Act Boundary GIS Layer: <https://data.noaa.gov/dataset/dataset/coastal-zone-management-act-boundary1>
Sole Source Aquifers: * US Environmental Protection Agency (USEPA). Sole Source Aquifers: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>
Endangered Species Act: * United States Fish and Wildlife Service (USFWS). 2025. Information for Planning and Consultation (IPaC) tool: <https://ecos.fws.gov/ipac/location/7KQXOWATM5AYRNQKEKGGFP4VEY/resources> * Audubon Society Eagle Water. 2025. Eagle Nesting GIS Layer: [04/10/2025 15:18](https://eaglewatch-</p></div><div data-bbox=)

audubon.hub.arcgis.com/ Wild and Scenic Rivers Act: * USFWS, National Park Service, Bureau of Land Management, U.S. Forest Service. 2025. National Wild and Scenic Rivers System: <https://www.rivers.gov/florida.php> * U.S. Forest Service Wild and Scenic Rivers GIS data: <https://data-usfs.hub.arcgis.com/datasets/usfs::national-wild-and-scenic-rivers-feature-layer/about> * National Park Service. Nationwide Rivers Inventory: <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm> Clean Air Act: * USEPA Current Nonattainment Counties for All Criteria Pollutants: <https://www3.epa.gov/airquality/greenbook/ancl.html> * USEPA Integrated Compliance Information System (ICIS) for Air: <https://www.epa.gov/enviro/icis-air-search> * USEPA NEPA Assist Tool: <https://www.epa.gov/nepa/nepassist> Farmland Protection: * United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS). 2025. Soil Survey Geographic (SSURGO) database for the Vermont Heights Infrastructure Project Area in St. Johns County, Florida: <https://websoilsurvey.sc.egov.usda.gov> Airport clear zones & accident potential zones * Federal Aviation Administration (FAA). 2022. Airports GIS Layer. http://ais-faa.opendata.arcgis.com/datasets/e747ab91a11045e8b3f8a3efd093d3b5_0 * USEPA NEPA Assist Tool: <https://www.epa.gov/nepa/nepassist> Coast Barrier Island * USFWS. 2019. Coastal Barrier Islands. GIS Layer. <https://www.fws.gov/cbra/maps/boundaries.html> US Department of Housing and Urban Development * USHUD. 2023. Acceptable Separation Distance (ASD) Electronic Assessment Tool. <https://www.hudexchange.info/environmental-review/asd-calculator/> St. Johns County. 2025 Comprehensive Plan. 2019. <http://www.sjcfcl.us/LongRangePlanning/CompPlan.aspx>

List of Permits Obtained:

Construction permits will be obtained prior to work beginning

Public Outreach [24 CFR 58.43]:

The FONSI will be disseminated to the HUD Field Office. The FONSI will be posted on the webpage of the St. Johns County Housing and Community Services. A public notice regarding the combined FONSI/NOI-RROF will be published in the St. Augustine Record and posted at the St. Johns County Courthouse, and the St. Johns County Social Services lobby.

Cumulative Impact Analysis [24 CFR 58.32]:

This project will have no significant cumulative impact on the environment. The NEPA Environmental Assessment Checklist was used to evaluate the significance of the

effects of the proposed actions on the character, features and resources of the project area. The base data indications that for each factor evaluated, the project will have no impact or potentially have a beneficial impact; no mitigation measures were required. The NEPA Checklist includes the following factors: Conformance with Comprehensive Plans and Zoning - potential beneficial impact. Compatibility and Urban Impact - possible beneficial impact. Slope - no impact. Erosion Soil - no impact. Suitability - no impact. Hazards and Nuisances including site safety - no impact. Energy Consumption - no impact. Contribution to Community Noise Levels - no impact. Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels - no impact. Visual quality - Coherence, Diversity, Compatible Use and Scale - no impact. Demographic Character Changes - no impact. Displacement - No impact. Employment and Income Patterns - no impact. Educational Facilities - no impact. Commercial Facilities - no impact. Health Care - no impact. Social Service - no impact. Solid waste - no impact. Waste water - possible beneficial impact. Storm water - no impact. Water Supply - possible beneficial impact. Public Safety - no impact. Public Safety - possible beneficial impact. Emergency Medical - no impact. Open Space - no impact. Recreation - no impact. Cultural Facilities - no impact. transportation - no impact. Surface water - no impact. Unique Natural Features and Agricultural Lands - no impact. Vegetation and Wildlife - no impact.

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

No alternative explored. The Project will improve access to potable water and city sewer to the current and future residents of the neighborhood. Alternatives to this project would require individual actions by residents to implement groundwater wells and septic tanks to provide similar city services. The proposed action by St. Johns County would support community development, low-income home ownership, and would not impose significant environmental impact.

No Action Alternative [24 CFR 58.40(e)]

No action alternative would defer the cost of water supply and wastewater onto the individual homeowner through the implementation of private well water and septic tank systems. These alternatives could be prohibitively costly to the low-income families these homes are intended to be bestowed upon. Furthermore, local water would face increased risk of runoff and nutrient pollution from localized septic systems.

Summary of Findings and Conclusions:

This Environmental Assessment for the proposed Vermont Heights Infrastructure Project has determined that the project will have no significant impact on the physical or human environment and the preparation of an Environmental Impact Statement is not required. Further, the proposed action would improve the condition,

functionality, and structural integrity of the community's access to potable water and sewer.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Mitigation Measure	Prior to initiating construction activities, the project shall follow all applicable state and local rules, regulations, ordinances, resolutions, and zoning standards. All required federal, state, and local permits shall be acquired and complied with. As needed, dust control plans, stormwater pollution prevention plans, and traffic control plans shall be prepared prior to construction. The construction project site shall be maintained in good, clean, orderly manner, free of any trash, debris, or junk material. Historic Preservation conditions - If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the	N/A		

	discovery. In this scenario, the applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850) 245-6333, and project activities shall not resume without verbal and/or written authorization. If unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities shall be notified in accordance with Section 872.05, Florida Statutes.			
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Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

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

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

✓ No

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

Yes

Screen Summary**Compliance Determination**

Compliance is met. There is one airport within the County, the Northeast Florida Regional Airport located in St. Augustine. This airport is located approximately 6 miles from Elkton; therefore, safety zones established around this airfield would not have the potential to affect or be affected by implementation of the proposed action. See Appendix B, Airports Map.

Supporting documentation

[Appendix B\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

Compliance is met. The Project location is not within a Coastal Barrier Resources System. See Appendix C, Coastal Barrier Resources Map.

Supporting documentation

[Appendix C.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

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

Yes

- ✓ No

Screen Summary

Compliance Determination

Compliance is met. The Project area is not located within designated floodplain and flood insurance is not required. See Appendix D, FEMA Floodplain FIRMette Map.

Supporting documentation

[Appendix D.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

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

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

Yes

☒ No

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

Screen Summary**Compliance Determination**

Compliance is met. According to air quality attainment status data listed on a website maintained by the US Environmental Protection Agency (USEPA), St. Johns County is not listed as an area of non-attainment for any criteria pollutant. The USEPA Integrated Compliance Information System (ICIS) for air reveals no point-source air pollutants within 3,000 feet of the project area. Further, implementation of the proposed action would not generate air emissions that would have the potential to exceed current thresholds. See Appendix E, Current Nonattainment Counties for All Criteria Pollutants.

Supporting documentation[Appendix E- Vermont Heights Air Nonattainment.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

Coastal Zone Management Act

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

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

☒ No

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

Screen Summary**Compliance Determination**

Compliance is met. The project is located within the Coastal Zone Management area (All of Florida is within Coastal Zone). The Florida Coastal Management Program (FCMP) is implemented by the Florida Department of Environmental Protection (FDEP). FDEP supports implementation of the proposed project, see Appendix F for email correspondence with the State Clearing House.

Supporting documentation

[Appendix F- Vermont Heights Coastal Zone Management.pdf](#)

Are formal compliance steps or mitigation required?

Yes

☒ No

Contamination and Toxic Substances

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

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

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

✓ No

Explain:

Compliance is met. The Project area and 3000 foot buffer does not include documented contamination sites or toxic substance storage. See Appendix G, Brownfields Map, and EPA Facilities Map.

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

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

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

Additional supporting documentation may include other inspections and reports.

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

✓ Yes

Explain:

There are no buildings associated with the proposed project. Future buildings will be tested.

No

*** Notes:**

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

Compliance is met. The Project area and 3000 foot buffer does not include documented contamination sites or toxic substance storage. See Appendix G, Brownfields Map, and EPA Facilities Map.

Supporting documentation

[Appendix G- Vermont Heights Hazards and Toxic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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

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

Screen Summary**Compliance Determination**

Compliance is met. All actions would occur within existing infrastructure footprints and construction staging on developed or previously disturbed locations in the drainage easement. Further, the proposed project area is fully developed with little natural or undisturbed habitats present (See Appendix H, Land Use Map). It should be

noted that the project is located within St. Johns County, which is a coastal county. Several of the species identified from the USFWS Information for Planning and Consultation (IPaC) database, are confined to coastal ecosystems that are not present within the vicinity of the project area. For example, while the protected Green Sea Turtle (*Chelonia mydas*) is identified as "likely" to occur in the area based on desktop reports generated by the database, the actual project area is landlocked and does not provide habitat suitable for sea turtles. Based on the information gathered from available databases, the consultant came to a determination of "No effect" for all species. See Appendix I, IPaC Trust Resources List, and Clearance to Proceed with Federally-Insured Loan and Grant Project Requests (February 17, 2025). According to the Audubon Florida Eagle Watch Public Next Map (2025), the bald eagle nest located nearest to the project area is approximately 2 miles to the north from the proposed project area (See Appendix I, Bald Eagle Map). No further coordination with USFWS is necessary.

Supporting documentation

[Appendix I-Vermont Heights USFWS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

✓ No

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

Yes

Screen Summary**Compliance Determination**

In accordance with 24 CFR 51.201, the proposed activities are located less than acceptable separation distance (ASD) from hazards outside of the project area. The project site is primarily surrounded by developed, residential, and commercial uses that do not involve the storage of explosive or flammable materials. According to the FDEP storage tank facility information, no aboveground tanks with the current status as "open" occur within the project area (see Appendix J, FDEP Storage Tank Contaminated Facility Search, and Tank Facilities Map). One "open" above ground tank facility occurs within the ASD and within 3,000 feet of the proposed project area. St. Johns -Water Reclamation Facility station is located approximately 80 feet from the project area at 3305 State Road 207. This site has 2 7488-gallon aboveground fuel tanks containing emergency generator diesel emergency The implementation of the project does not require long-term storage of hazardous materials and any required

flammable materials would be handled/managed in accordance with manufacturers' guidelines. Further, the proposed activities would not result in an increased number of residents exposed to hazardous operations and will not affect explosive and flammable operations. < diesel. <https://floridadep.gov/waste/permitting-compliance-assistance/content/storage-tank-facility-information> >.

Supporting documentation

[Appendix J-Vermont Heights Storage Tanks.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

Compliance is met. The proposed activities are located on soils not identified as prime farmland by the Natural Resource Conservation Service. See Appendix K, Prime Farmlands Classification, and NRCS Soils Map.

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

Screen Summary**Compliance Determination**

Compliance is met. The proposed activities are located on soils not identified as prime farmland by the Natural Resource Conservation Service. See Appendix K, Prime Farmlands Classification, and NRCS Soils Map.

Supporting documentation

[Appendix K-Vermont Heights Soils.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

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

or other HUD assistance.

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

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

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

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

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

Describe:

✓ No

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

Yes

Describe:

✓ No

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

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

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

Compliance is met. The Project area is not located within designated floodplain. See Appendix D, FEMA Floodplain FIRMette Map.

Supporting documentation

[Appendix D- Vermont Heights FIRMette.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold**Is Section 106 review required for your project?**

- ✓ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (a). Either upload the PA below or provide a link to it here:

Upload exemption(s) below or copy and paste all applicable text here:

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

Screen Summary**Compliance Determination**

Based on the project description the project is covered by a Programmatic Agreement that includes an applicable exemption that exempts this project from the requirements of Section 106. The project is in compliance with Section 106.

Supporting documentation

[Appendix L-Vermont Heights SHPO Tribal Consult.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

- ☒ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 45

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 45

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 45.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Vermont Heights Noise Assessment.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary**Compliance Determination**

Compliance is met. Project area does not occur within a Sole Source Aquifer area. See Appendix M, Sole Source Aquifer Map.

Supporting documentation

[Appendix M-Vermont Heights Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

Compliance is met. No wetlands occur within the project area. The land used for the project is county-owned right of way. See Appendix N, National Wetlands Inventory Map.

Supporting documentation

[Appendix N-Vermont Heights Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary**Compliance Determination**

Compliance is met. There are no wild and scenic rivers within the proposed action area. The National Park Service maintains the Nationwide Rivers Inventory (NRI), a register of river segments that potentially qualify as wild, scenic, or recreational river areas. The only rivers in the region that are identified in this inventory are the Wekiva and Loxahatchee rivers, neither of which pass through in St. Johns County. <https://www.rivers.gov/florida.php>. See Appendix O, Wild and Scenic Rivers Map.

Supporting documentation

[Appendix O-Vermont Heights Wild and Scenic Rivers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary**Compliance Determination**

Executive Order 12898 detailing Environmental Justice requirements was repealed by the President of the United States on January 21st, 2025. The project is in compliance with Environmental Justice Provisions.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No