

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

Project Information

Project Name: Voluntary Homeowner Occupied Buyout Project

Responsible Entity: Pasco County

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

State/Local Identifier: HM0006

Preparer: Mari Thieryung

Certifying Officer Name and Title: Marcy A. Esbjerg, Director, Community Development

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

Consultant (if applicable): N/A

Direct Comments to: Hilary Bruno, Assistant Director, Community Development

Project Location: Elfers, Florida coordinates 28' 12'58" N 82 43'22" W (total land is 3.5 square miles)

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The Elfers Parkway area of Pasco County contains homes that range from \$50,000 to \$100,000 and are owned by individuals of low to moderate income and in a defined blighted area. Pasco County proposes to help those residents bordering the Anclote river by purchasing and demolishing their properties. Each homeowner that applies will have a site-specific environmental for their property.

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

On August 31, 2016, through Executive Order 16-205, Florida Governor Rick Scott declared a state of emergency in response to the National Hurricane Center issuing a Hurricane Watch from the Anclote River to Indian Pass. Although flooding occurred on several rivers in northern Florida, only the Anclote River reached major flood stage. The river crested at 25.08 feet in Elfers, which is about seven feet above flood stage and one foot above major flood stage. This left homes in the area ravaged by fast-moving floodwater with some 40 homes experiencing flooding with rushing water of 20 to 25 mph.

This project is a Voluntary Home Buyout Program administered by DEO's Rebuild Florida and was created to encourage risk reduction through the purchase of residential property in high flood risk areas impacted by Hurricane Hermine. This project will allow the Pasco County to purchase private residential properties on a voluntary basis at the pre-Hurricane Hermine fair market value for both the land and the structure. Eligible properties are located in areas very vulnerable to recurring flooding. The existing residential and associated structures will be demolished, and the property will be dedicated to open space in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices. Asbestos surveys and lead based paint testing/clearance will be conducted on all the homes prior to demolition. Removing these high-risk structures will reduce risk of flooding for the community. Federal funding in the amount of \$2,455,858.00 has been made available to Pasco County through a multi-year CDBG-DR Subrecipient Agreement with DEO to implement the voluntary home buyout in impacted areas of a defined blighted area along the Pasco County portion of the Anclote River.

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

The Elfers Parkway area of New Port Richey consists of 212 homes. It borders the Anclote River and suffers from catastrophic flooding after any sustained rain. Homes in the area often range from \$50,000 to \$100,000 and are owned by individuals of low to moderate income and in a defined blighted area. This is a voluntary program and we anticipate assisting approximately 20 homeowners. The continued occupancy of these properties will contribute to additional damage in future storm events and contribute to further flooding by retaining impervious

surfaces within the floodplain. The final disposition for all acquired sites is dedication to open space in perpetuity for a use that is compatible with open space, recreational, or floodplain and wetlands management practices. Future use of the acquired parcels will be limited through the execution of a restrictive covenant or similar binding and publicly recorded document.

Funding Information

Grant Number	HUD Program	Funding Amount
HM0006	CDBG-DR	\$2,455,858.00

Estimated Total HUD Funded Amount: \$2,455,858.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$2,455,858.00

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Exempt under 24 CFR 51.302(c)- these policies do not apply to HUD programs where the action only involves the purchase, sale or rental of an existing property without significantly prolonging the physical or economic life of the property.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a CBRs Unit. Therefore, this project has no potential to impact a CBRs Unit and is in compliance with the Coastal Barrier Resources Act. See map (attachment 2) included in CEST review certified 3/26/2020.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project does not require flood insurance since all structures will be demolished and no structures requiring insurance will be on the site. Site will be restored to natural state in perpetuity. See attachment 3 included in the CEST review certified 3/26/2020 for overall FEMA map and map of Elfers area.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Note that consultation is only required for large new construction projects and substantial rehabilitation projects and this is not the case with this project. See

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		attachment 4 included in the CEST review certified 3/26/2020.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The project was not selected for review by the Clearinghouse and was cleared to proceed on 04/23/2021. Email attached.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>The project will potentially remove residential structures and residential density that may be in proximity to sources of contamination. The project will not introduce any explosive, flammable or toxic materials. This section applies to the health and safety of project occupants. Occupants will be removed from the property and remain vacant in perpetuity but see attachment 6 in the CEST review certified 3/26/2020 for information related to EPA facilities in the vicinity of the project area.</p> <p>Prior to demolition of the properties an Asbestos Survey and Lead Based Paint testing will be conducted to determine if mitigation for those contaminants needs to be performed prior to demolition.</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Compliance will be determined at the site-specific level. An USFWS consultation will be conducted through the IPaC website for each site and each site will be evaluated for proximity to any documented bald eagle nests. See attachment 7 in the CEST review certified 3/26/2020.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project does not include development, construction, or rehabilitation activities that will increase residential densities, or conversion. The proposed project would remove all structures from the property and protect the property from future development.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	A map is included of the project area developed from the USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey

sections 1504(b) and 1541; 7 CFR Part 658		http://websoilsurvey.nrcs.usda.gov/app/Ho mePage.htm it shows that there is no prime/unique farmland on the site.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Floodplain Management is exempt for VHP projects under 24 CFR 55.12(c)(3) See attachment for 4 in the CEST review certified 3/26/2020 for boundary map and attachment 3 of the same for FEMA maps.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> A letter from SHPO was included in the CEST review certified 3/26/2020 - attachment 8. The letter states the proposed undertaking will have no effect to historic properties listed or eligible for listing in the project. SHPO letter attached.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. Excluded for this type of project under 24 CFR 51.101(a)(3).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Pasco County does not have sole source aquifers. See Attachment 9 in the CEST review certified 3/26/2020.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Wetlands are exempt for VHB projects under 24 CFR 55.12(c)(3) because of the nature of work being performed. See Attachment 10 in the CEST review certified 3/26/2020 for a map of wetlands in the Elfers area.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> There are no wild and scenic rivers in Pasco County. See attachment 11 in the CEST review certified 3/26/2020.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> No adverse environmental impacts were identified in the project's environmental review. The program will not adversely

		affect the low-income populations in the area.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list 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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	This project is in compliance with the county floodplain management, zoning ordinances and the Post Disaster Redevelopment Plan.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	The project will allow for infiltration of stormwater into the ground by removing impervious surfaces. It will remove a source of intrusion of the floodplain. Stabilization of the green space will prevent soil erosion
Hazards and Nuisances including Site Safety and Noise	1	Any source of noise now on these properties will be removed by clearing and keeping the properties un-occupied in perpetuity. The removal of structures and creation of open green space will contribute to the safety of residents in the area and reduce hazards and nuisances.

Energy Consumption	1	Energy consumption in the area will be reduced by removing residences from the properties.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	No change in employment or income patterns should take place by the project. Residents will be relocated.
Demographic Character Changes, Displacement	2	Relocation of the residents will not occur in large numbers from the neighborhoods therefore no noticeable change in demographics is anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	No affect is anticipated to educational and cultural facilities in the project area.
Commercial Facilities	2	Commercial facilities will not have noticeable changes to the number of customers.
Health Care and Social Services	2	There will be not impact to health care and social services. Not enough residents will be removed from the area to cause impacts.
Solid Waste Disposal / Recycling	1	There will be less of a load on the area solid waste stream. Because the properties will remain vacant there will be less contribution of waste to the area.
Wastewater / Sanitary Sewers	1	Use of wastewater and sewer systems will be reduced by removing residents that are utilizing the systems now.
Water Supply	2	The water supply in the area will not be impacted by the project.
Public Safety - Police, Fire and Emergency Medical	1	Use of emergency operations may be reduced by this project. There could be a reduced need to use fire and medical systems.
Parks, Open Space and Recreation	1	The green space created by the project will have a net gain on the open space in the area.
Transportation and Accessibility	2	Transportation will not be affected by the project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	1	There will be a gain in natural systems and water resources by the use of the property as green space and attenuation of storm water.
Vegetation, Wildlife	1	The creation of green space will increase the available habitat for wildlife and give a place for vegetation to grow.
Other Factors		

Additional Studies Performed:

No additional studies have been performed for this project.

Field Inspection (Date and completed by):

Appraisals completed by The Clontz Newkirk Real Estate Group

02/22/2021- 3840 Elfers Pkwy, New Port Richey, Fl. 34655

03/30/2021- 3845 Elfers Pkwy, New Port Richey, Fl. 34655

03/30/20201- 3819 Ford St. Elfers Pkwy, New Port Richey, Fl. 34655

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

Florida DEP Map Direct Contaminator Locator Map

USFWS Coastal Barrier Resources System Website

Florida Department of State Historic Preservation Office

Florida Department of Transportation Aviation Office

FEMA Flood Map Service Center Website

Muscogee (Creek) Nation

Miccosukee Tribe of Indians

EPA air quality online Green Book

EPA Enforcement and Compliance History Online

EPA ArcGis Maps for Sole Source Aquifers

US Fish Wildlife Service National Wetlands Inventory Maps

National Parks Service ArcGis Maps for Wild and Scenic Rivers

USFWS Endangered Species iPac website

Florida DEP Coastal Zone Management Program

National Resources Conservation Service Website

List of Permits Obtained:

None to date

Public Outreach [24 CFR 50.23 & 58.43]:

15-day Public Notice of FONSI and RROF

Agency consultations

Consultations with Tribal Authorities

Since initial certification on 03/26/2020:

2 informational online meetings for all residents- 10/07/2020 & 10/08/2020

6 on-site informational meetings for resident's questions and application assistance-
02/17/2021, 02/19/2021, 02/20/2021, 02/21/2021, 02/23/2021, 02/25/2021

Cumulative Impact Analysis [24 CFR 58.32]:

The project applies to parcels with residential structures that were damaged as a result of Hurricane Hermine. No other cumulative impacts will occur. There will be a net gain of positive impacts as developed properties in flood hazards zones will be removed and the property returned to natural state in perpetuity. Impervious surfaces will be removed along with appurtenances that are a cause of stormwater runoff.

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

Only one alternative was considered and rejected. This alternative is the No Action Alternative. See below.

No Action Alternative [24 CFR 58.40(e)]:

With the No Action Alternative, no parcels will be acquired, and residential density of this flood prone area will not be reduced. This alternative was rejected because: Significantly damaged or destroyed structures that resulted from the impacts of Hurricane Hermine pose a public hazard for the community; If allowed to remain within neighborhoods, these homes could contribute to environmental, economic and social degradation of the community already significantly challenged by the hurricane.

Summary of Findings and Conclusions:

This project will allow Pasco County to purchase private residential properties that sustained damage by Hurricane Hermine. Eligible properties are in areas vulnerable to recurring flooding. The existing residential and associated structures will be demolished, and the property will be dedicated to open space in perpetuity, with use restricted to green space, with final disposition being compatible with open space, recreational, or floodplain and wetlands management practices. Removing these high-risk structures will reduce risk for the community and enhance environmental conditions on the parcels. Based upon completion of this environmental assessment, environmental review of the proposed project indicates there will be no significant changes to existing environmental conditions across the impact categories implemented by

HUD in response to the National Environmental Policy Act of 1969. Based on completion of this environmental assessment, the following subjects require site-specific analysis, which will be completed by the Demolition Contractor approved by the BCC on 03/23/2021. The Contractor is required to submit lead base paint and asbestos test results along with all required permits to the PCR with the site-specific estimate. All work shall be completed using quality workmanship and in strict compliance with all building codes, the National Emission Standards for Hazardous Air Pollutants (NESHAP), the Occupational Safety and Health Administration (OSHA), and all other applicable laws, including those laws related to the Environmental Protection Act.

- Asbestos
- Lead Based Paint

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Asbestos Surveys are to be conducted by qualified professionals to detect any asbestos containing materials and provide abatement of asbestos. All FDEP Asbestos regulations will be followed including notifications, handling loading and disposal.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Lead Based Paint testing and clearance will be obtained prior to demolition of properties under the program. EPA, State and OSHA regulations for LBP will be followed.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

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

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

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

Preparer Signature: Mari Thieryung Date: 5/10/21

Name/Title/Organization: Mari Thieryung, Community Development Specialist, Pasco County Community Development

Certifying Officer Signature: Marcy Esbjerg Date: 5/10/21

Name/Title: Marcy Esbjerg, Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Mari Thieryung

From: State_Clearinghouse <State.Clearinghouse@dep.state.fl.us>
Sent: Friday, April 23, 2021 2:51 PM
To: Mari Thieryung; State_Clearinghouse
Cc: Hilary L. Bruno
Subject: RE: Elfers Voluntary Buyout Consultation

While it is covered by EO 12372, the Florida State Clearinghouse does not select the project for review. You may proceed with your project.

Please continue to send future electronic requests directly to the State Clearinghouse email address, State.Clearinghouse@FloridaDEP.gov

Good Luck.

Chris Stahl

Chris Stahl, Coordinator
Florida State Clearinghouse
Florida Department of Environmental Protection
3800 Commonwealth Blvd., M.S. 47
Tallahassee, FL 32399-2400
ph. (850) 717-9076
State.Clearinghouse@floridadep.gov

From: Mari Thieryung <mthieryung@pascocountyfl.net>
Sent: Friday, April 23, 2021 2:22 PM
To: State_Clearinghouse <State.Clearinghouse@dep.state.fl.us>
Cc: Hilary L. Bruno <hbruno@pascocountyfl.net>; Mari Thieryung <mthieryung@pascocountyfl.net>
Subject: Elfers Voluntary Buyout Consultation

We are requesting a consultation to ensure Coastal Zone Management Act compliance for our Voluntary Buyout Program in the Elfers Area in Pasco County. I have attached a location map of the project area. If there is any additional information needed, please do not hesitate to reach out via email or by phone at 727-834-3447.

Thank you for your assistance,
Mari Thieryung



Mari Thieryung, MPA
Community Planning/Engagement
Community Development
Pasco County
P 727-834-3447 x 2318



C 727-207-9979
8610 Galen Wilson Blvd.
Port Richey, FL 34668
mthieryung@mypasco.net
www.mypasco.net

"Serving Our Community to Create a Better Future"

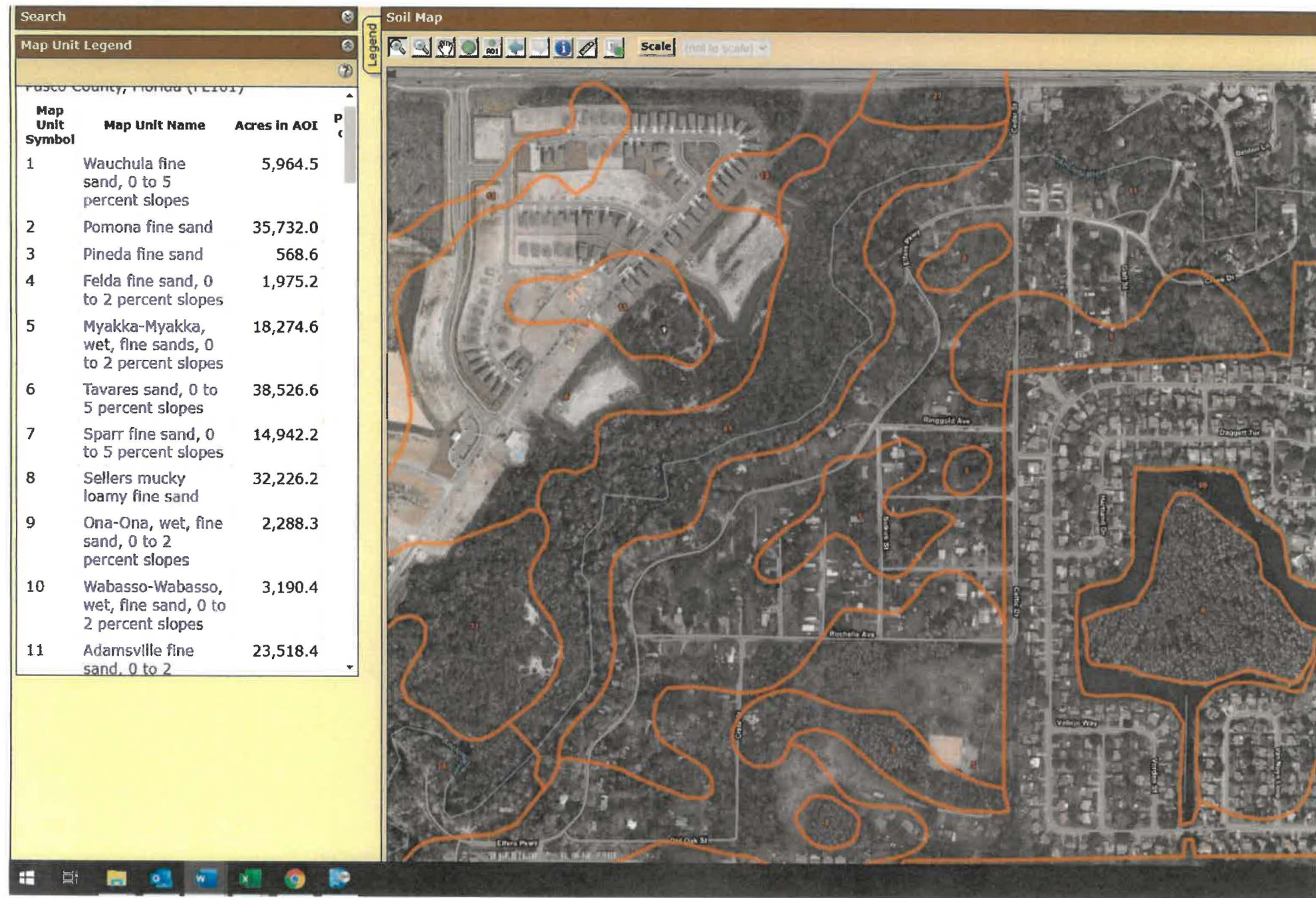


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CUSA18A7



Buyout Area Soil Map





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Hilary L. Bruno
Assistant Director
Community Development Pasco County
8610 Galen Wilson Blvd.
Port Richey, FL 34668

March 17, 2020

RE: DHR Project File No.: 2020-1066, Received by DHR: February 19, 2020
*Pasco County Voluntary Homeowner Buy Out Project, Community Development Block Grant –
Disaster – Elfers Area*

Dear Ms. Bruno:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places (NRHP)*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

The proposed undertaking includes the acquisition and demolition of properties in a repetitive loss area of the Elfers Parkway in Pasco County. These properties include 6851 Calvert Avenue, 3826 Celtic Drive, 7034 Creek Drive, 3331, 3335, 3715, 3737, 3845, and 3851 Elfers Parkway, 3231 and 3301 Ella Lane, 3819 Ford Street, 3749 and 3826 Galt Street, 6915 and 3941 Ringgold Avenue, 7032, 7046, and 7050 Riverrun Road, 3611 Selkirk Street, and 3914 Streamside Lane.

Based on the available information, it is our opinion that the proposed undertaking will have no effect to historic properties listed, or eligible for listing, in the NRHP. However, since the project may include ground disturbance the following special condition regarding unexpected discoveries should be followed during project activities:

- 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 area, the project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization.
- In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

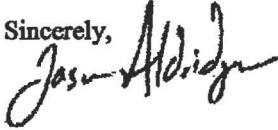
Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Ms. Bruno
DHR Project File No.: 2020-1066
March 17, 2020
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If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Aldridge". The signature is written in a cursive, flowing style.

Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review