

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

Project Information

Project Name: Sunrise-Ranch-Apartments

HEROS Number: 900000010428335

Responsible Entity (RE): HENDERSON, 240 S Water St Henderson NV, 89015

RE Preparer: Jed Blake

State / Local Identifier:

Certifying Officer: Hayley Jarolimek

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): BEC ENVIRONMENTAL INC.

Point of Contact: Giavanna Fernandez

Project Location: , Henderson, NV 89011

Additional Location Information:

The proposed Sunrise Ranch Apartments project site is located at the east corner of Boulder Highway and Broadbent Boulevard, Henderson, Nevada 89011 (Vicinity Map). The Clark County Assessor Number (APN) of the project site is 161-35-302-007. The project site is within Section 35 of Township 21 South, Range 62 East. The surrounding

area is predominantly multi-family apartments, single-family residential homes, and undeveloped desert. Vacant land is adjacent to the project site to the north. A three-story multi-family apartment complex is adjacent to the east and south of the project site. Adjacent to the west of the project site, across Boulder Boulevard are vacant lands and commercial properties, a water park, and a rehabilitation center.

Direct Comments to: City of Henderson
Community Development and Services
240 S. Water Street
Henderson, NV 89015
Attn: Claudia Young, Housing and Grants Coordinator
claudia.young@cityofhenderson.com

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

Nevada HAND proposes to use HOME and HOME-American Rescue Plan (ARP) funds to build the Sunrise Ranch Apartments, an approximate 7.8 acre, 144-unit, three-story low-income apartment complex for low-income families. The Sunrise Ranch Apartments would provide up to 60 of the 144 units for youth transitioning from foster care or who are at risk of being homeless community facilities operated by Nevada HAND would provide property management, resident services, and recreation facilities for all residents. The proposed housing would also serve all Qualifying Populations: Homeless, At Risk of Homelessness, Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking and Other Populations, which includes Other Families Requiring Services or Housing Assistance to Prevent Homelessness or At Greatest Risk of Housing Instability. No qualifying population will be excluded. Additionally, the Sunrise Ranch Apartments tenants of these units would be provided Permanent Service Housing by a service provider to be determined. The proposed affordable housing apartments would offer supportive services and job training for young adults. This EA was updated to reflect additional total funding and the corresponding grant numbers. HOME-ARP "Services" dollars totaling \$344,958 are also being requested. However, "Services" dollars will be sub awarded to a local nonprofit agency. These dollars are included in the total \$2,144,958. Note: Under the total HUD Funding listed, it includes a State of Nevada contribution of \$1,800,000 that is from their HOME-ARP allocation, contract # M21-SP32010.

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

The purpose of this project is to provide housing for low-income families and qualifying populations including homeless, at risk of homelessness, fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking and other populations, which includes other families requiring services or housing assistance to prevent homelessness or at greatest risk of housing instability. Projects like this are needed for low-income communities to combat homelessness by providing housing security in areas with a lack of affordable housing. Affordable

housing projects for low-income families provide opportunities for individuals to improve their health and social well-being.

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

The project site is currently undeveloped vacant land with undeveloped land adjoining to the north. The east and south adjoining sites have been developed with apartment buildings. The vicinity of the project site has been developed with residential and commercial properties. The surrounding area is not a low-income area.

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

[Sunrise Ranc Site Design.pdf](#)

[Sunrise Ranch Aerial View.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:

[Sunrise ER Signature Page Oct 31-2024 heros-download-1730391575959.pdf](#)

[Sunrise Ranch ER Signature Page October 3-2024.pdf](#)

[Environmental Assessment signed ER signature page.pdf](#)

[Sunrise Public Notice and Certs Oct 28-2024.pdf](#)

[FONSI NOI-RROF Sunrise Ranch Final October 9 2024 ES-MX \(4\).pdf](#)

[FONSI NOI-RROF Sunrise Ranch Final Oct 3 2024.pdf](#)

7015.15 certified by Certifying Officer 10/28/2024
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M-17-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$400,180.00
M-18-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$610,739.00

M-19-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$470,028.00
M-20-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$520,347.00
M-21-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$626,634.00
M-21-MP-32-0242	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	\$2,144,958.00
M-22-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$443,264.00
M-23-MC-32-0242	Community Planning and Development (CPD)	HOME Program	\$122,081.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$7,138,231.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$56,202,968.00

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 type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The nearest airport, Harry Reid International Airport, is located 5.5 miles west of the project site, as shown in Appendix 2 - Nearby Civilian and Military Airports, Nellis Air Force Base is located approximately ten miles north of the project site. The North Las Vegas Airport is located approximately 12 miles northwest of the project site.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore,

<p>Improvement Act of 1990 [16 USC 3501]</p>		<p>this project is in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project area is located within shaded Zone X, Area of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as depicted on the National Flood Hazard Layer, FIRMette Panel Number 32003C2585F effective November 16, 2011.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Areas of the country where air pollution levels persistently exceed the National Ambient Air Quality Standards (NAAQS) may be designated as areas of "nonattainment" by the Environmental Protection Agency (EPA). The EPA Green Book provides detailed information about NAAQS designations, classifications, and nonattainment status. The project would involve ground-disturbing construction activities on approximately 7.8 acres of vacant land for a new residential</p>

		<p>development. Portions of Clark County are in nonattainment for 8-hour Ozone and are subject to air quality maintenance plans for carbon monoxide (CO) and particulate matter less than or equal to 10 microns in aerodynamic diameter (PM10). Land use planning projects are accounted for in the Regional Transportation Plan (RTP), which conforms to air quality plans. This project is in conformance with Clark County's portion of Nevada State Implementation Plan. Construction activities can contribute to air pollution through operation of diesel engines, generators, vehicle use, and working with toxic materials. Construction site activity will not be a significant generator of ozone. All construction sites generate dust. Construction dust is classified as PM10. The Sunrise Ranch Apartments project would disturb an area greater than one acre, therefore a Dust Control Permit must be obtained from the Clark County Department of Air Quality.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. The project area is located within a developed, residential urban area and project activities would occur within an urban landscape. The US Fish and Wildlife Service (USFWS) identified four species protected under the Endangered Species Act in the general</p>

		vicinity of the project area: The southwestern willow flycatcher (<i>Empidonax traillii extimus</i>), the yellow-billed cuckoo (<i>Coccyzus americanus</i>), the desert tortoise (<i>Gopherus agassizii</i>), and the monarch butterfly (<i>Danaus plexippus</i>). These species (two birds, reptile, and insect, respectively) are not expected to be impacted based on project location and lack of available habitat within or around the project site. The USFWS identified no critical habitat within the project area.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. No explosive or flammable hazards were noted in the vicinity during the site survey conducted on February 2, 2024.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The US Department of Agriculture, Natural Resources Conservation Service, has designated the soils at the project site as not prime farmland.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The project area is located within shaded Zone X, Area of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as depicted on the National Flood Hazard Layer, FIRMette Panel Number 32003C2585F effective November 16, 2011. Additionally, the Federal Flood Standard Support Tool

		<p>was used to generate a Freeboard Value Approach Report for the site. The analysis calculated the Project Area to not be within an area considered not at risk for future flooding due to climate change.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. Clark County Assessor parcel records were reviewed for each parcel located or partially, within the Area of Potential Effect (APE); one of the properties was of historic age (greater than 50 years old). A finding of No Adverse Effect to the unevaluated historic resource was recommended to SHPO. SHPO concurred with a finding of No Adverse Effect on Historic Properties on July 19, 2024.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 56.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. DNL values were calculated based on the proximity to the traffic stations located on Boulder Highway, approximately 1,056 feet northwest of the Project Area. Other traffic count stations were too distant to contribute to the ambient noise for the site. The Harry Reid Airport Environ Overlay Map depicts the project area within the lowest noise subzones at 55 decibels (dB). Average annual Daily Trip (AADT) data was acquired from Nevada Department of Transportation's (NDOT) 2022 Traffic Counts. DNL calculations were made using the effective distance to the proposed project area. The DNL was calculated to be 52 dB and 56 dB with the airport noise, falling within the Normally Acceptable range, with no</p>

		<p>mitigation requirement for the proposed project. The noise environment surrounding the proposed project area is typical of an urban neighborhood, with the most common noise sources being traffic. Based on the surrounding environment, any additional noise created from the construction or occupation of the proposed apartment is likely to be drowned out by, or blend with, the existing surrounding noise environment.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The US EPA, Region 9, has not designated any sole source aquifers in the state of Nevada.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. There are no designated Wild and Scenic Rivers near the subject site; Nevada has approximately 141,796 miles of river, but no designated Wild and Scenic Rivers, and no Study Rivers. Nevada does not contain Nationwide Rivers Inventory identified river segments which potentially qualify as national wild, scenic, or recreational river areas. None are identified within Clark County.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The proposed project would provide affordable housing and supportive services for the surrounding neighborhoods. The proposed project</p>

		<p>site is within an area (one-mile radius of the site) with 34% low-income population, above the state average of 33%. The area of the proposed project site has a 63% population of people of color, above the 50% state average. The proposed project would not have an adverse impact on the low-income or minority residents in the area.</p>
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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	1	The proposed project would have no effect on the aesthetics of the area. The proposed design plan for the Sunrise Ranch Apartments would create a cohesive visual landscape. The proposed project meets goal 1.1.5: Housing for Vulnerable Populations, of the 2021 Transform Clark County Master Plan: 1.1.5. Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The National Resource Conservation Service classified the soil as McCarran fine sandy loam, 0 to 4% slopes. The proposed development of a low-income apartment building would add minimal stress to the existing municipal stormwater management system since the existing	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		system supports the east and south adjacent residential properties.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The noise environment surrounding the proposed project area is typical of an urban neighborhood, with the most apparent noise source being traffic on Boulder Highway. Based on the surrounding environment, any additional noise from the temporary construction activity and occupation of the proposed apartment buildings is likely to blend with the existing surrounding noise environment. The addition of the apartment building may increase site safety and reduce hazards and nuisances associated with a vacant parcel.	
SOCIOECONOMIC			
Employment and Income Patterns	2	Temporary construction jobs would be created, and a smaller number of permanent jobs would be available to those working at the property after it is completed.	
Demographic Character Changes / Displacement	2	The area surrounding the proposed subject site is comprised of undeveloped land, residential properties, and commercial developments. The surrounding community is comprised of 63% people of color with an average per capita income of \$27,442. The proposed development of affordable housing would not cause displacement or effect the community demographic. This project would provide additional affordable housing opportunities for this community. The proposed project would not result in any physical barriers to access local services or facilities.	
Environmental Justice EA Factor	1	The proposed project site is within an area (one-mile radius of the site) with 34% low-income population, above the state average of 33%, as shown in the EJScreen Report. This project would create affordable housing opportunities for a low-income community. No vulnerable populations would be displaced by the development of the vacant parcel.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	According to the Clark County School District, the project site is zoned for Hinman Elementary School, 1.4 miles southeast of the site; Francis H. Courtney Junior High School, 2.3 miles northwest of the site; and Basic Academy of International Studies, 2.2 miles southwest of the site. Since this housing development is focused on low-income families, and housing opportunities for school-aged children, the project would be expected to increase school populations, but not a significant impact as many of the school-aged children would be from the surrounding area. The Whitney Recreation Center is located approximately 1.9 miles north of the project site at 5712 Missouri Avenue, and offers family events, arts and culture classes, sports and fitness programs, and senior citizen programs, The Whitney Library is located approximately 2.7 miles north of the project site at 5172 East Tropicana Avenue. The new residents of the proposed project could increase the use of these facilities and school population; therefore, the project would be expected to have a small impact on educational and cultural facilities.	
Commercial Facilities (Access and Proximity)	2	The project area contains commercial businesses and residential properties. A Dollar Tree is located approximately 1.6 miles southwest of the project site; a Walmart Supercenter 1.2 miles southwest of the project site; and Boulder Market is located approximately 1.2 miles south of the project site. The proposed project would not impact on these commercial businesses significantly; the additional commercial facility patrons would be beneficial to the businesses	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Health Care / Social Services (Access and Capacity)	2	The Henderson Hospital, the closest hospital to the proposed project site, is located approximately 0.5 miles west. The PAM Health Rehabilitation Hospital of Henderson is located approximately 0.2 miles west and the Dignity Health Urgent Care is located approximately 0.4 miles west. The Department of Welfare and Social Services is approximately 4.0 miles south of the project site. The proposed Sunrise Ranch Apartments project would not have a significant impact on the surrounding medical services and facilities as many of the residents would be from the surrounding area.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The proposed Sunrise Ranch Apartment units would create and increase of solid waste and recycling disposal need for the area, but similar to the current solid waste and recycling disposal in the surrounding residential neighborhood, and an additional apartment building would not have a significant impact on Republic Services operations, Apex Regional Landfill (I), or area recycling centers.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Clark County Public Works Department manages the wastewater produced in the area. Construction activities during development are not expected to be significant generator of wastewater. The proposed buildings would not likely have an impact on current treatment operations due to a slight increase in wastewater generation from this development. Curb and gutter systems are in place west of the project site along Boulder Highway. Additionally, a storm drain was observed south of the project site to accommodate current surface water drainage needs in the area and additional drains would be added on the subject site during construction.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Water Supply (Feasibility and Capacity)	2	The Las Vegas Valley Water District (LVVWD) supplies drinking water to the area. The LVVWD currently delivers water to more than 1.5 million people in Las Vegas and outlying areas (Henderson). The proposed construction of a 144-unit apartment complex would not be expected to have a significant impact on these facilities and their ability to supply water to the Las Vegas Valley due to the transfer of water use from recently demolished multi-family properties in the area.	
Public Safety - Police, Fire and Emergency Medical	2	The vicinity of the project site is patrolled by the Henderson Police Services Headquarters, located approximately 3.8 miles south of the project site and the South-Central Area Command (SCAC) center, located approximately 8.5 miles west of the project site. There are nine other Area Commands responsible for law enforcement for the almost three million residents and 40 million annual visitors in the Las Vegas Valley. The construction of a 144-unit apartment complex is not anticipated to affect the response times or service availability for the LVMPD. The closest fire station to the project site is Clark County Fire Station 17, at 5110 Andover Drive, which is located approximately two miles northwest of the project site. The second nearest fire station is Clark County Fire Station 87, in Henderson, Nevada 89015, located approximately 2.8 miles southeast. The proposed project would not likely impact response times or capabilities. The closest Emergency Medical services are provided by Henderson Hospital, approximately 0.5 miles west of the project site. The proposed project would not be significant enough to degrade emergency services in the community as it would be located on a vacant infill parcel in a developed urban area.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	2	Residents would have a choice of parks and spaces for recreation in the surrounding community. This includes the Rodeo Park just east of the project site, New Silverbowl Park to the north, and Union Village Park to the west. Use of these sites by potential Sunrise Ranch Apartment residents would not significantly impact visitation numbers nor degrade the upkeep of the parks. The proposed project may reduce the instances of homeless youth sleeping or congregating at these parks overnight.	
Transportation and Accessibility (Access and Capacity)	2	According to the Regional Transportation Commission (RTC), multiple bus stops are located near the project site which allows quick access for future residents in need of services. Bus stops for route BHX - Boulder Highway Express are located along Boulder Highway with the closest stops approximately 0.2 miles south (bus stop 6486) and 0.1 mile north (bus stop 6288) from the project site. A sidewalk adjoins the project site to the north along Broadbent Boulevard. Due to the undeveloped condition of the project site, there are currently no sidewalks adjoining to the west along Boulder Highway. The development of the Sunrise Ranch Apartments is anticipated to include a sidewalk to connect from Broadbent Boulevard to Sky Forest Drive along Boulder Highway.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources located on or in the area potentially impacted by the proposed project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project site is currently an undeveloped urban infill and impacts to wildlife is expected to be minimal given the lack of native habitat within or adjacent to the proposed project. Native vegetation would not be affected directly by the proposed project, nor would the project	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		provide a source of noxious weeds or other non-native species if protection measures for clean construction equipment are followed during construction of the site. The onsite landscaping would be managed to avoid weed infestations. Lists of wildlife species potentially occurring near the project were obtained from state resource agencies on February 16, 2024. The Nevada Department of Wildlife (NDOW) listed potential raptor nests within the four-mile buffer area, the proposed project development is not expected to impact raptors in the area.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Rising temperatures attributed to climate change are also expected to have little impact on the life of the project. Additionally, the project is not expected to produce emissions or contribute to anthropogenic climate change.	
Energy Efficiency	2	The proposed project is located within a 500-Year Floodplain according to the City of Henderson Local Drainage Master Plan Map (2006) (Appendix 4). Any flooding of the proposed project would not impact life or property due to the steel and concrete nature of the proposed buildings.	

Supporting documentation

Additional Studies Performed:

Phase I Environmental Site Assessment, BEC Environmental, Inc., February 19, 2024.

Field Inspection [Optional]: Date and completed

by:

Giavanna Fernandez

2/2/2024 12:00:00 AM

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

See attached list.

List of Permits Obtained:

None to date.

Public Outreach [24 CFR 58.43]:

Comments were requested from individuals with specific local knowledge on April 23, 2024. These comments were provided to: * Timothy Burch, Administrator, Clark County Social Services * Hollie Chadwich, Chief of Police, Henderson Police Department * Lisa Corrado, Director, City of Henderson Department of Community Development and Services * Christine Crews, Airport Program Administrator, Harry Reid International Airport * Shari Ferguson, Director, City of Henderson Department of Parks and Recreation * Ron Fletcher, Chief of Field Operations, Southern Nevada Regional Office DETR/Employment Division * Priscilla Howell, Director, City of Henderson Department of Utility Services * Michelle Jensen, Resource Management Officer, Nevada Division of Forestry Southern Region * Kelly O'Rourke, Associated Superintendent, Clark County School District * Lance Olson, Director, City of Henderson Department of Public Works * Araceli Pruet, Senior Planner, Clark County Air Quality Management * Chris Saxton, Environmental Health Director, Southern Nevada Health District * Julia Wilcox, Deputy General Manager, Las Vegas Valley Water District * Robert Williams, Fire Chemical Engineer, Clark County Fire Prevention The FONSI was published in the Las Vegas Review Journal on August 21, 2024.

Cumulative Impact Analysis [24 CFR 58.32]:

The overall cumulative impact of the project is expected to be positive and beneficial. The project would provide affordable housing; assistance to prevent homelessness or at greatest risk of housing instability; fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking and other populations services and resources in an area where it is limited. This project would also remove a vacant parcel from within an urban area. The construction of the new apartment buildings may have minor and short-term impacts in the immediate vicinity from noise and construction traffic; however, these impacts are expected to discontinue once construction is completed. The project may impact existing traffic levels through the increase in population associated with 144 apartment units; as this would be a low-income community, not all residents would be expected to have vehicles. These increases would not be out of character for the current growth existing in Clark County nor are they expected to be large since a portion of the new tenants would likely be from the surrounding area.

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

Alternative sites were investigated prior to selecting the proposed project location. Most potential alternative sites were not suitable for construction or for socioeconomic reasons. Alternative design plans were not considered for this site, as this design has proven beneficial for past developments.

No Action Alternative [24 CFR 58.40(e)]

Under the no action alternative, the 7.8-acre project area would remain a vacant lot with no additional affordable housing being made available for the anticipated increasing low-income and homeless population in an area with very low vacancy rates.

Summary of Findings and Conclusions:

A Finding of No Significant Impact has been concluded based on the information provided during the environmental review process. The surrounding area is a developed urban environment; this project will not produce additional impacts or changes out of character to the area.

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
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Project Mitigation Plan

Once construction is complete, a radon test will be conducted prior to occupancy. If the test reveals radon levels are 4 pCi/L or higher, the City of Henderson will require a mitigation system be installed.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The nearest airport, Harry Reid International Airport, is located 5.5 miles west of the project site, as shown in Appendix 2 - Nearby Civilian and Military Airports, Nellis Air Force Base is located approximately ten miles north of the project site. The North Las Vegas Airport is located approximately 12 miles northwest of the project site.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project area is located within shaded Zone X, Area of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as depicted on the National Flood Hazard Layer, FIRMette Panel Number 32003C2585F effective November 16, 2011.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

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

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

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide	9.00	ppm (parts per million)
Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

<https://ndep.nv.gov/air/air-quality-monitoring/ambient-air-quality-standards>

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide	3.00	ppm (parts per million)
Ozone	0.04	ppb (parts per million)
Particulate Matter, <10 microns	100.00	µg/m ³ (micrograms per cubic meter of air)

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

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Ozone, Particulate Matter, <10 microns. This project does not exceed *de minimis* emissions levels or the screening level established by the

state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. Areas of the country where air pollution levels persistently exceed the National Ambient Air Quality Standards (NAAQS) may be designated as areas of "nonattainment" by the Environmental Protection Agency (EPA). The EPA Green Book provides detailed information about NAAQS designations, classifications, and nonattainment status. The project would involve ground-disturbing construction activities on approximately 7.8 acres of vacant land for a new residential development. Portions of Clark County are in nonattainment for 8-hour Ozone and are subject to air quality maintenance plans for carbon monoxide (CO) and particulate matter less than or equal to 10 microns in aerodynamic diameter (PM10). Land use planning projects are accounted for in the Regional Transportation Plan (RTP), which conforms to air quality plans. This project is in conformance with Clark County's portion of Nevada State Implementation Plan. Construction activities can contribute to air pollution through operation of diesel engines, generators, vehicle use, and working with toxic materials. Construction site activity will not be a significant generator of ozone. All construction sites generate dust. Construction dust is classified as PM10. The Sunrise Ranch Apartments project would disturb an area greater than one acre, therefore a Dust Control Permit must be obtained from the Clark County Department of Air Quality.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

No

Coastal Zone Management Act

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

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

Screen Summary

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

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

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

Screen Summary

Compliance Determination

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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

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

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

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

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

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

Screen Summary**Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. The project area is located within a developed, residential urban area and project activities would occur within an urban landscape. The US Fish and Wildlife Service (USFWS) identified four species protected under the Endangered Species Act in the general vicinity of the project area: The southwestern willow flycatcher (*Empidonax traillii extimus*), the yellow-billed cuckoo (*Coccyzus americanus*), the desert tortoise (*Gopherus agassizii*), and the monarch butterfly (*Danaus plexippus*). These species (two birds, reptile, and insect, respectively) are not expected to be impacted based on project location and lack of available habitat within or around the project site. The USFWS identified no critical habitat within the project area.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

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

No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. No explosive or flammable hazards were noted in the vicinity during the site survey conducted on February 2, 2024.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

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

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

Yes

No

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

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

Yes

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

No

Screen Summary

Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The US Department of Agriculture, Natural Resources Conservation Service, has designated the soils at the project site as not prime farmland.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

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

or other HUD assistance.

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

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

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

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

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

Describe:

No

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

Yes

Describe:

No

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

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

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The project area is located within shaded Zone X, Area of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as depicted on the National Flood Hazard Layer, FIRMette Panel Number 32003C2585F effective November 16, 2011. Additionally, the Federal Flood Standard Support Tool was used to generate a Freeboard Value Approach Report for the site. The analysis calculated the Project Area to not be within an area considered not at risk for future flooding due to climate change.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

- ✓ Fort Mojave Indian Tribe Response Period Elapsed
- ✓ Las Vegas Tribe of Paiute Indians Response Period Elapsed

- ✓ Moapa Band of Paiute Indians Response Period Elapsed
- ✓ Paiute Indian Tribe of Utah Response Period Elapsed

Other Consulting Parties

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

List received from the HUD TDAT database.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

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

The potential visibility of the proposed three-story buildings was extrapolated based on the visibility of adjacent transmission poles, residential buildings of similar height, cell towers, and light poles. The APE encompasses approximately 120 acres surrounding the project area and sits north of Galleria Drive and south of New Silverbowl Park.

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

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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Additional Notes:

Within the APE, there is one historic resource more than 50 years of age located at 6740 Boulder Highway. The structure is currently utilized as a storage area for Leslie Pool Supplies. The Clark County Assessor

reported that the structure was constructed in 1973. This resource was left unevaluated.

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

Yes

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

No Adverse Effect

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

Document reason for finding:

Development of the Sunrise Ranch Apartments would not have an adverse impact on the one historic-aged resource within the APE. The proposed building would enhance the character of the area by eliminating a vacant urban infill parcel and provide much-needed affordable housing for low-income residents. The new complex would not be out of character with the revitalization efforts being conducted by the City of Henderson in the vicinity of the subject area.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

No

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

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. Clark County Assessor parcel records were reviewed for each parcel located or partially, within the Area of Potential Effect (APE); one of the properties was of historic age (greater than 50 years old). A finding of No Adverse Effect to the unevaluated historic resource was recommended to SHPO. SHPO concurred with a finding of No Adverse Effect on Historic Properties on July 19, 2024.

Supporting documentation

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: 56

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: 56

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: 56.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. DNL values were calculated based on the proximity to the traffic stations located on Boulder Highway, approximately 1,056 feet northwest of the Project Area. Other traffic count stations were too distant to contribute to the ambient noise for the site. The Harry Reid Airport Environ Overlay Map depicts the project area within the lowest noise subzones at 55 decibels (dB). Average annual Daily Trip (AADT) data was acquired

from Nevada Department of Transportation's (NDOT) 2022 Traffic Counts. DNL calculations were made using the effective distance to the proposed project area. The DNL was calculated to be 52 dB and 56 dB with the airport noise, falling within the Normally Acceptable range, with no mitigation requirement for the proposed project. The noise environment surrounding the proposed project area is typical of an urban neighborhood, with the most common noise sources being traffic. Based on the surrounding environment, any additional noise created from the construction or occupation of the proposed apartment is likely to be drowned out by, or blend with, the existing surrounding noise environment.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The US EPA, Region 9, has not designated any sole source aquifers in the state of Nevada.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary
Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

✓ No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. There are no designated Wild and Scenic Rivers near the subject site; Nevada has approximately 141,796 miles of river, but no designated Wild and Scenic Rivers, and no Study Rivers. Nevada does not contain Nationwide Rivers Inventory identified river segments which potentially qualify as national wild, scenic, or recreational river areas. None are identified within Clark County.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The proposed project would provide affordable housing and supportive services for the surrounding neighborhoods. The proposed project site is within an area (one-mile radius of the site) with 34% low-income population, above the state average of 33%. The area of the proposed project site has a 63% population of people of color, above the 50% state average. The proposed project would not have an adverse impact on the low-income or minority residents in the area.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

