

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

**Project Information**

**Project Name:** Treasure-Valley-Law-Enforcement-Childcare-Center

**HEROS Number:** 900000010412244

**Start Date:** 07/16/2024

**Responsible Entity (RE):** MERIDIAN, 33 E Idaho Ave Meridian ID, 83642

**RE Preparer:** Crystal Campbell

**State / Local Identifier:**

**Certifying Officer:**

**Grant Recipient (if different than Responsible Entity):** National Law Enforcement Foundation

**PHA Code:**

**Point of Contact:** Jim Mackay

**Consultant (if applicable):** ATC Group Services LLC

**Point of Contact:** David Sedlick

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

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

**Project Location:** 1085 South Ten Mile Road, Meridian, ID 83642

**Additional Location Information:**

1085 South Ten Mile Road, Meridian, Idaho 83642

**Direct Comments to:**

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

The proposed project involves the National Law Enforcement Foundation (NLEF) utilizing previously awarded CRF funds to acquire land for constructing a childcare center dedicated to law enforcement personnel in the Treasure Valley. The Treasure Valley Law Enforcement Childcare Center (TVLECC) is designed to meet the unique childcare needs of law enforcement professionals, accommodating longer shifts, irregular hours, and situations where community emergencies delay child pick-up. Standard hours of operation for the TVLECC will be from 5:00 AM to 10:00 PM, 365 days per year, serving children from birth to five years of age. The TVLECC will have a capacity of up to 75 children at any given time, which is not expected to fully meet the community's needs. To address this, NLEF has implemented a two-tiered approach prioritizing uniformed and street-level officers. Additional openings will be available for other law enforcement staff, such as dispatchers and records personnel who provide essential supportive services. To continually meet the needs of the law enforcement community, NLEF plans ongoing evaluations to explore potential enhancements. These may include expanded operating hours to accommodate all shifts and hosting "Parent Night Out" events to support guardians' overall well-being and foster stronger personal connections. Any adjustments will depend on available funding through grants and fundraising efforts. The proposed project is located within The District at Ten Mile, a 115-acre mixed-use development that is part of the Ten Mile Interchange Specific Area Plan. This plan aims to enhance the prosperity of Meridian by fostering strategic growth through mixed-use developments. The District includes a diverse array of features, such as retail spaces, potential movie theaters, hotels, restaurants, offices, light industrial facilities, and residential areas. The specific site for the TVLECC is a 1.12-acre parcel within The District, owned by Ten Mile West Commercial LLC. The District has received approval from the City of Meridian, including plans for the TVLECC, and is ready for development. The site designated for the TVLECC will include a proposed 7,504-square-foot building, a 6,544-square-foot playground, perimeter landscaping, and 40 parking spaces with an additional 1,575 square feet of landscaping. All zoning requirements for the M-E zoning district will be met. Ground disturbance will occur across the entire site during grading and construction, as this project involves converting farmland into a multiuse development. The Treasure Valley Law Enforcement Childcare Center (TVLECC) will provide essential

childcare services specifically tailored to the unique needs of law enforcement personnel, a service currently unavailable in the Treasure Valley. This initiative will benefit the City of Meridian and the broader Treasure Valley by aiding in the recruitment and retention of law enforcement staff, which is vital to supporting the area's growth, safety, and livability. Meridian prides itself on being a family-friendly community that values and supports its first responders. The establishment of TVLECC aligns with this ideal by addressing the critical childcare needs of law enforcement personnel, allowing them to better serve the community while ensuring their families are cared for. By offering this much-needed service, TVLECC will help improve the retention and attraction of high-quality law enforcement professionals. It will also make law enforcement positions in the area more competitive by including childcare as a valuable benefit, thereby contributing to the overall well-being and stability of the community.

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

The proposed action seeks to address the growing demand for childcare services specifically tailored to law enforcement personnel in the Treasure Valley. Currently, law enforcement families in the region face significant challenges in securing reliable, flexible, and affordable childcare, which is critical given the unique nature of law enforcement work, including irregular hours, extended shifts, and unexpected emergency calls that can prevent timely pick-up of children. The need for a dedicated childcare center for law enforcement staff has been identified as essential for improving workforce retention, recruitment, and overall wellbeing of officers and their families, thereby supporting community safety and the vitality of the law enforcement sector. The proposed project, which involves the construction of the Treasure Valley Law Enforcement Childcare Center (TVLECC), is intended to address these specific needs by providing a specialized childcare solution that offers extended hours, flexibility, and a safe environment for children aged birth to five years. This project supports the broader goal of enhancing the quality of life for law enforcement personnel and their families while also fostering a safer and more stable community. In response to challenges that have arisen with the initial proposed site, an alternative solution is being evaluated to ensure the success of the project. The alternative involves the repurposing of existing, underused commercial properties or office buildings within the Treasure Valley. These sites could be retrofitted to meet the needs of the childcare center, ensuring that the location remains accessible and compatible with the operational requirements of the center. By leveraging existing structures, this solution could reduce the environmental impact associated with new construction while accelerating the project timeline, allowing for quicker implementation of childcare services for law enforcement families. Through the use of existing developed sites, the alternative not only addresses the pressing need for childcare for law enforcement but also aligns with the goal of efficient community development, maximizing the use of available infrastructure while minimizing disruptions to the surrounding environment. The identification and evaluation of

these sites will be crucial in ensuring that the project remains on track to meet the needs of the law enforcement community and contribute to the overall growth and safety of the Treasure Valley.

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

The proposed project area is located within The District at Ten Mile, a 75-acre portion of a larger 115-acre mixed-use development in Meridian, Idaho, part of the rapidly growing Treasure Valley region. Meridian is recognized for its family-friendly atmosphere and high quality of life, which continues to attract new residents and businesses. The area is experiencing urban expansion, driven by population growth and an increasing number of commercial and residential developments. The District is being developed as a mixed-use space that will include retail, restaurants, office spaces, light industrial areas, and residential properties. The site for the Treasure Valley Law Enforcement Childcare Center (TVLECC) is located within a portion of this development, which is currently transitioning from agricultural land to a multi-use urban space. The project site benefits from access to major transportation routes, including the Ten Mile Interchange, and is well-supported by existing infrastructure, including water, sewer, and electricity. These factors make the location ideal for a childcare facility catering specifically to law enforcement personnel. The site is in close proximity to residential areas, making it convenient for families, particularly those working in law enforcement who face challenges in securing reliable and flexible childcare. However, without the TVLECC, several trends are expected to continue. The demand for childcare services in the Treasure Valley will likely increase as the population continues to grow, yet there is a limited availability of childcare options tailored to the needs of law enforcement families. These families often work long, irregular hours and face difficulties finding childcare that accommodates their schedules. The absence of a dedicated childcare center could further exacerbate issues related to workforce retention in law enforcement, leading to higher turnover rates and recruitment challenges. This, in turn, would impact public safety and community stability. As The District at Ten Mile and other nearby developments continue to expand, there will be increased demand for essential services like childcare. Without a facility like TVLECC, law enforcement personnel would continue to face significant challenges in balancing work and family life, which could contribute to burnout and dissatisfaction. The ongoing urbanization of Meridian and the Treasure Valley region will place additional pressure on available childcare services, further highlighting the need for a dedicated facility to meet the unique needs of law enforcement families.

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

[Photos.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:**

**7015.15 certified by Certifying Officer**

**on:**

**7015.16 certified by Authorizing Officer**

**on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-24-CP-ID-0761	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$2,650,000.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$2,650,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$6,000,000.00

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" 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 nearest airport is the Nampa Municipal Airport, located

		approximately 20,000 feet southwest of the project site. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA and ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Consideration of radon will occur following construction. Radon mitigation, if needed, will occur following construction. With mitigation, identified in the mitigation section of this review, the project will be in

		compliance with contamination and toxic substances requirements.
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. No conflicts with any listed species were identified. This project is in compliance with the Endangered Species Act without mitigation.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks][24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. A detailed search of online aerial imagery of properties within a 1-mile radius of the Property for visual indications of existing ASTs. According to the review of federal and state environmental records provided by Environmental Data Resources, Inc., (EDR), no active gasoline stations (petroleum storage facilities) were located adjacent to or within 500 feet of the Subject Property. The EDR database report did not list any sites within a 1-mile radius of the Property containing an AST. Based on desktop review using Google Earth, two properties were identified containing structures depicting ASTs. These properties are located at the following areas: 1320 South Black Cat Road, Meridian, Idaho - Located approximately 1,400 feet south of the Property. An approximately 2000-gallon AST was observed in the northern portion of this address. The Acceptable Separation Distance (ASD) for Thermal Radiation for People (ASDPPU) is 370 feet. The ASD for Thermal Radiation of Buildings (ASDBPU) is 70 feet. 2065 South Black Cat Road, Meridian, Idaho - Located approximately 3,250 feet south of the Property. An approximately 4,325-gallon AST was observed on</p>

		<p>northwestern portion of this address. The ASDPPU is 509 feet. The ASDBPU is 99 feet. Based upon the HUD Exchange ASD Electronic Assessment Tool, all sites detected within the one-mile radius of the Property were beyond the ASD for buildings and people onsite; therefore, the identified ASTs are located an acceptable distance from the Subject Property. No other potential explosive/flammable hazards were identified within one-mile of the Subject Property through a site reconnaissance or review of available maps. A underground natural gas transmission pipeline easement is located along the eastern boundary of the Subject Property. The pipeline is located approximately 10 feet underground. Proposed structures are located approximately 40 feet outside of the easement. Based on the depth of the pipeline, it is not considered an explosive hazard. A Pipeline Safety Plan has been developed for the development. This plan includes an emergency preparedness and response plan, coordination with pipeline operators and authorities, and community and parental engagement. The full Safety Protocols For Active/Violent Acts and Disastrous Events has been provided in the Environmental Assessment Factors section. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is located within the core of the Ten Mile Interchange Area, which is an area</p>



		<p>committed to urban development and currently being developed. The project is in compliance with the Farmland Protection Policy Act.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in the FFRMS floodplain. The FEMA FIRM for the City of Meridian, Idaho Community-Panel Number 16001C0250J, dated October 2, 2003. The project is located in Zone X, which is defined as an "Area of Minimal Flood Hazard". The project is in compliance with Executive Orders 11988 and 13690.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.</p>
<p><b>Noise Abatement and Control</b> 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 checked="" type="checkbox"/> No</p>	<p>The property was evaluated for the presence of major noise sources (airports within 15 miles, major highways and busy roads within 1,000 feet, and railroads within 3,000 feet). Three airports are located within a 15 mile radius of the property. The Nampa Municipal Airport is located approximately 3.9 miles southwest of the property. The property is located outside of the 65 dB contours of Nampa Municipal Airport. The Cadwell Executive Airport is located approximately 10 miles southwest of the property. The property is located outside of the 65 dB contours of Cadwell Executive Airport. The Boise Airport is located approximately 11 miles southeast of the property. The property is located outside of the 65 dB contours of Boise Airport. Based on the available noise contour maps from the surrounding airports, noise levels from airports were not included. Interstate 84 is a two way, 8 lane road located approximately 1,000-feet south of the</p>

		property. Data from the Idaho Transportation Department (ITD) was incorporated in the HUD Noise Calculator for the AADT. The annual average daily traffic (AADT) for passenger vehicles is 103,500 and the AADT for commercial vehicles is 12,500. No railroads were identified within 3,000-feet of the property. The HUD day night average sound level (DNL) Calculator was used to calculate the DNL of major roadways within 1,000 feet of the property. Per HUD, sites where environmental or community noise exposure exceed the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. The DNL Calculator to calculate the DNL from major noise sources for one noise assessment locations (NALs) onsite. The result was 65 dB at this NAL. This falls into the "Acceptable" category. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**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
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The site of the proposed use is designated as High Density Employment within the Ten Mile Interchange Specific Area Plan (TMISAP) on the Future Land Use Map (FLUM). The TMISAP describes the HDE future land use as an area recommended as predominately office, research, and specialized employment with limited retail and service establishments primarily serving employees and users of the area. The TMISAP identifies childcare as a complementary use. The proposed use is harmonious with the description of the HDE FLU in that the Treasure Valley Law Enforcement Childcare Center will provide childcare services for the City of Meridian Law enforcement, in addition to the greater Treasure Valley law enforcement.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Best management practices will be followed during construction. A geotechnical report, dated April 24, 2020, indicates the soils onsite should have negligible corrosive potential to concrete and metal and should be resistant to erosion. There would be no impact resulting from the proposed daycare.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	An underground natural gas transmission pipeline easement is located along the eastern boundary of the Subject Property. An emergency preparedness and response plan has been developed, which includes	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>coordination with pipeline operators and authorities, and community and parental engagement. The full Safety Protocols for Active/Violent Acts and Disastrous Events has been provided. Currently, the Subject Property resides on agricultural row crops with nearby highways and residential developments. The project is to develop a 7,500 square-foot day care facility which will slightly increase vehicle traffic to the area but will overall not influence the noise levels due to area surrounding the Subject Property already having residential development and a major highway.</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	<p>The development of this new facility will provide 50 new job opportunities in Meridian, Idaho for those who work in child-care or education. Additionally, temporary jobs associated with construction activities will result in beneficial impacts through the purchase of material, supplies, and employment workers to complete the construction activities.</p>	
Demographic Character Changes / Displacement	2	<p>The development provides beneficial impacts with no demographic changes or displacements; therefore, there would be no impact to the socioeconomics associated with implementation of the proposed development.</p>	
Environmental Justice EA Factor	2	<p>The project will not displace or adversely impact low-income and/or minority populations.</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	1	<p>The proposed daycare will increase early-childhood education opportunities in the Meridian, Idaho area. The proposed use of the childcare center will be for the Treasure Valley Law Enforcement Childcare Center, which will provide childcare solutions for</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Idaho law enforcement families to provide safe and secure childcare and education.	
Commercial Facilities (Access and Proximity)	2	The nearest commercial facilities (i.e., grocery store, retail shopping, and restaurants) are located within a 1-mile radius of the Subject Property. Existing retail and commercial services would not be adversely impacted or displaced by the proposed project. Additionally, commercial buildings will be developed in the Subject Property during ongoing and future construction projects.	
Health Care / Social Services (Access and Capacity)	2	The Subject Property is located approximately 5 miles from the closest hospital, St. Luke's Meridian (approximately 13-minute drive). The development will not impose any impacts to health care and social services in the area.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The Subject Property is currently undeveloped land. The proposed construction would result in the generation of building material waste and household wastes, which would be removed/disposed of by a licensed contractor and result in no impacts.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed construction would provide proper discharge of sanitary wastewater and stormwater and result in no impacts.	
Water Supply (Feasibility and Capacity)	2	The proposed construction would be serviced by the local water municipality. According to the City of Meridian Public Works Department, the City of Meridian owns, operates, and maintains multiple groundwater pumping and treatment facilities along with a network of distribution lines and related appurtenances (i.e. Fire Hydrants and pressure-reducing stations) located throughout the city to produce, treat, and distribute drinking and emergency water. Adequate and safe water supplies are essential for the health and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		well-being of a community. The Meridian Water Division is dedicated to meeting and protecting stringent water quality and regulatory requirements as mandated by the Safe Drinking Water Act.	
Public Safety - Police, Fire and Emergency Medical	1	The Subject Property is located 3 miles from the Meridian Police Department and 1.5 miles from the Meridian Fire Department, Station 6. The proposed construction will not impose any impact to community services in the area. Additionally, the development of this daycare specifically provides childcare for law enforcement families which will benefit the community.	
Parks, Open Space and Recreation (Access and Capacity)	2	Fuller Park is located 1.25 miles north of the Subject Property. No parks, open space, or recreational facilities would be impacted resulting from the new construction development.	
Transportation and Accessibility (Access and Capacity)	2	Public transportation in the area is provided by Valley Regional Transit (bus). Roadways will be constructed to provide access to the project location as part of the larger development. There would be no impacts resulting from proposed development activities.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No unique natural features or water resources (sensitive watershed areas) are located on the property; therefore, there would be no significant impacts resulting from the new construction. The Subject Property is not subject to rapid water withdrawal problems that change the depth or character of the water table or aquifer. The Project will not use groundwater for its water supply or use a septic system. Runoff control measures and/or permeable surfaces will be included in the Project design.	
Vegetation / Wildlife (Introduction,	2	The subject property is currently vacant row crops. Vegetation and wildlife are limited to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Modification, Removal, Disruption, etc.)		field species that have developed over the last two years. No nuisance or non-indigenous species of vegetation will be introduced to the property.	
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The proposed building will use modern energy efficient lighting fixtures, heating/cooling systems, and building materials. The use of these materials will reduce the amount of greenhouse gas emissions from utility use. The proximity of necessary businesses and residences within the surrounding developments will reduce the need for commuting and greenhouse gas emissions.	
Energy Efficiency	2	The project is located within the Ten Mile Interchange Specific Area Plan (TMISAP) which will be predominately office, research, and specialized employment with limited retail and service establishments primarily serving employees and users of the area. The close proximity of necessary businesses will reduce the need for long commutes. The project will use modern energy efficient lighting fixtures, heating/cooling systems, and building materials.	

**Supporting documentation**

[Natural Pipeline Mapping System Map.pdf](#)

[NLEF childcare centers safety protocols.pdf](#)

[Climate Explorer.pdf](#)

[2023-city-of-meridian-water-conservation-plan.pdf](#)

[Ten Mile Interchange Specific Area Plan Future Land Use Plan.pdf](#)

[Park Proximity Map.pdf](#)

[Geotechnical Report Evaluation - 1085 S Ten Mile Road - 6152023.pdf](#)

[Geotechnical Report - 1085 S Ten Mile Road - 4242020.pdf](#)

[Public Service Police.pdf](#)

[Public Service Fire.pdf](#)

[Hospital Proximity Map.pdf](#)

**Additional Studies Performed:**

Geotechnical Report

**Field Inspection [Optional]:** Date and completed

by:

Gregory Djernes

8/12/2024 12:00:00 AM

[Photos.pdf](#)

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

Idaho Fish and Wildlife Office Idaho State Historic Preservation Office (SHPO) Idaho Department of Environmental Quality (IDEQ) Ten Mile Interchange Specific Area Plan

**List of Permits Obtained:**

To date a Conditional Use Permit has been submitted for the project in question located within the District at Ten Mile Development. All required state and local permits have been obtained by Ball Ventures Alhquist to construct all necessary civil engineering to get the the parcel in which HUD funds will be used.

**Public Outreach [24 CFR 58.43]:**

The FONSI and RROF notices are published in the Idaho Press per the Citizen Participation Plan.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The conversion of farmland into the proposed day care facility was identified as a potentially adverse impact, however, the project location and surrounding areas have been committed to urban development. The conversion of the project area is a minor adverse effect.

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

Another site within the larger development was considered for the project. The same building plans would have been used at this location.

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



The project site will likely be developed into a commercial structure in the absence of the implementation of the proposed action, as the surrounding areas are currently under construction and the project site is part of a larger development.

**Summary of Findings and Conclusions:**

The conversion of farmland into the proposed day care facility was identified as a potentially adverse impact, however, the project location and surrounding areas have been committed to urban development. The surrounding areas are being converted into commercial, residential, and light industrial land uses as part of the Ten Mile Interchange Specific Area Plan. The conversion of the project area is a minor adverse effect. The proposed project offers beneficial impacts by providing much needed childcare services to Law Enforcement staff that currently do not exist in the Treasure Valley. This will benefit the City of Meridian and greater Treasure Valley by helping to retain and recruit law enforcement staff, which ultimately supports the growth of Meridian and livability.

**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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Contamination and Toxic Substances	Post-construction testing will be conducted to accurately assess radon levels. If the results indicate radon levels above acceptable thresholds, a detailed mitigation plan will be developed. Both the radon test results and the mitigation plan will be uploaded to ensure proper tracking and compliance.	N/A		

**Project Mitigation Plan**

Construction is expected to be completed by August 2025, at which time a certified radon testing professional will conduct the required testing. NLEF will include provisions in its agreement with the selected general contractor requiring acknowledgment of the need for post-construction radon testing and collaboration with NLEF to address any necessary mitigation measures if elevated radon levels are detected. NLEF will provide a copy of this agreement to the City to confirm these requirements are incorporated. NLEF will oversee the process to ensure compliance with all conditions. After testing, NLEF will submit the results to the City of Meridian for review. If elevated radon levels are identified, the city will determine whether additional mitigation is needed. NLEF will be responsible for implementing the required mitigation measures within 60 days of notification from the City, ensuring all issues are resolved before TVLECC opens. NLEF will monitor and document all testing and mitigation activities, providing the final results to the city to confirm compliance.

**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 nearest airport is the Nampa Municipal Airport, located approximately 20,000 feet southwest of the project site. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[Distance to Nampa Municipal Airport.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

### Coastal Barrier Resources

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

**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:**

[FIRMETTE Southeast.pdf](#)  
[FIRMETTE Southwest.pdf](#)  
[FIRMETTE North.pdf](#)

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.

**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):

### Screen Summary

#### Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

#### Supporting documentation

[Idaho Nonattainment Maintenance Status for Each County by Year for All Criteria Pollutants Green Book US EPA.pdf](#)

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

Yes

✓ No



### Coastal Zone Management Act

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

**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)
<b>Reference</b>		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**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.

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

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

✓ No

Explain:

No RECs were identified on the Phase I ESA, dated August 12, 2024. A prior Phase I ESA, dated May 17, 2023, identified RECs on the southeastern portion of the larger 115-acre development associated with the former single-family residences located on the southeastern portion of the site. Septic leach fields, stained soil and stressed vegetation, and herbicide/pesticide storage was identified. The Phase II ESA, dated June 23, 2023, was conducted on the southeastern portion of the larger 115-acre development to investigate the RECs identified in the May 17, 2023 Phase I ESA. No contaminants were identified above their respective screening level concentrations or typical natural soil background levels for Ada County. No RECs were revealed by the Phase II ESA.

Yes

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

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

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

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per

day.

- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

**4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?**

✓ Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

**8. Mitigation**

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan\*.

**Can all adverse environmental impacts be mitigated?**

No, all adverse environmental impacts cannot feasibly be mitigated.  
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.

Provide all mitigation requirements\*\* and documents in the Screen Summary at the bottom of this screen.

\* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

\*\* Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

**9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls\*, or use of institutional controls\*\*.**

Post-construction testing will be conducted to accurately assess radon levels. If the results indicate radon levels above acceptable thresholds, a detailed mitigation plan will be developed. Both the radon test results and the mitigation plan will be uploaded to ensure proper tracking and compliance.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Other

\* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

\*\* Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

**Screen Summary**

**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA and ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Consideration of radon will occur following construction. Radon mitigation, if needed, will occur following construction. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Phase II Limited ESA - 1085 S Ten Mile - 6182023.pdf](#)  
[B241239e - PIESA w appendix.pdf](#)

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

✓ Yes

No

## Endangered Species

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

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

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

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

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

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.



No, the Service(s) did not concur with the finding.

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.**

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

Consultation with the Idaho Fish and Wildlife Office. No conflicts with any listed species were identified.

### **Screen Summary**

#### **Compliance Determination**

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. No conflicts with any listed species were identified. This project is in compliance with the Endangered Species Act without mitigation.

#### **Supporting documentation**

[Lepa Outreach Map Q As.pdf](#)  
[Aerial Photographs.pdf](#)  
[Species List\\_ Idaho Fish And Wildlife Office.pdf](#)  
[NLAA Correspondence.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

- ✓ No

### Explosive and Flammable Hazards

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

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

No

Yes

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

No

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

Yes

**4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?**

✓ Yes

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

No

**Screen Summary**

**Compliance Determination**

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. A detailed search of online aerial imagery of properties within a 1-mile radius of the Property for visual indications of existing ASTs. According to the review of federal and state environmental records provided by Environmental Data Resources, Inc., (EDR), no active gasoline stations (petroleum storage facilities) were located adjacent to or within 500 feet of the Subject Property. The EDR database report did not list any sites within a 1-mile radius of the Property containing an AST. Based on desktop review using Google Earth, two properties were identified containing structures depicting ASTs. These properties are located at the following areas: 1320 South Black Cat Road, Meridian, Idaho - Located approximately 1,400 feet south of the Property. An approximately 2000-gallon AST was observed in the northern portion of this address. The Acceptable Separation Distance (ASD) for Thermal Radiation for People (ASDPPU) is 370 feet. The ASD for Thermal Radiation of Buildings (ASDBPU) is 70 feet. 2065 South Black Cat Road, Meridian, Idaho - Located approximately 3,250 feet south of the Property. An approximately 4,325-gallon AST was observed on northwestern portion of this address. The ASDPPU is 509 feet. The ASDBPU is 99 feet. Based upon the HUD Exchange ASD Electronic Assessment Tool, all sites detected within the one-mile radius of the Property were beyond the ASD for buildings and people onsite; therefore, the identified ASTs are located an acceptable distance from the Subject Property. No other potential explosive/flammable hazards were identified within one-mile of the Subject Property through a site reconnaissance or review of available maps. A underground natural gas transmission pipeline easement is located along the eastern boundary of the Subject Property. The pipeline is located approximately 10 feet underground. Proposed structures are located approximately 40 feet outside

of the easement. Based on the depth of the pipeline, it is not considered an explosive hazard. A Pipeline Safety Plan has been developed for the development. This plan includes an emergency preparedness and response plan, coordination with pipeline operators and authorities, and community and parental engagement. The full Safety Protocols For Active/Violent Acts and Disastrous Events has been provided in the Environmental Assessment Factors section. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[Pipeline depth.pdf](#)  
[Explosives Map.pdf](#)  
[ASD AST 2.pdf](#)  
[ASD AST 1.pdf](#)

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

Yes

✓ No

## Farmlands Protection

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

**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 located within the core of the Ten Mile Interchange Area, which is an area committed to urban development and currently being developed. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

[Ten Mile Interchange Specific Area Plan Future Land Use Plan\(1\).pdf](#)

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

Yes

No



## Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial



interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

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

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

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

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

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

Describe:

No

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

Yes

Describe:

No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> 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.

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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 FEMA FIRM for the City of Meridian, Idaho Community-Panel Number 16001C0250J, dated October 2, 2003. The project is located in Zone X, which is defined as an "Area of Minimal Flood Hazard". The project is in compliance with Executive Orders 11988 and 13690.

#### **Supporting documentation**

[FIRMETTE North\(1\).pdf](#)

[FIRMETTE Southwest\(1\).pdf](#)

[FIRMETTE Southeast\(1\).pdf](#)

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

Yes

✓ No

## Historic Preservation

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

### **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)
- ✓ Confederated Tribes of Warm Springs Reservation Response Period Elapsed

- ✓ Shoshone-Bannock Tribes of Fort Hall Reservation Response Period Elapsed
- ✓ Shoshone-Paiute Tribes of Duck Valley Response Period Elapsed

Other Consulting Parties

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

The Idaho SHPO was contacted. The TDAT was used to identified tribes that may have an interest in the area.

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:**

See map

**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
-------------------------------	--------------------------	------------------	-----------------------

**Additional Notes:**

No historic buildings were identified. The project area consisted of undeveloped agricultural land since at least 1939.

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

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

**Document reason for finding:**

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

**Supporting documentation**

[THPO Shosone Paiute.pdf](#)

[THPO Shosone Bannock.pdf](#)

[THPO CTWSR.pdf](#)

[THPO CTWSBNR.pdf](#)

[SHPO Letter - Project Consultation Summary.pdf](#)

[APE Map.pdf](#)

[Attachments.pdf](#)

[TDAT.pdf](#)

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

Yes

✓ No

**Noise Abatement and Control**

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

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

New construction for residential use

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

**Screen Summary**

**Compliance Determination**

The property was evaluated for the presence of major noise sources (airports within 15 miles, major highways and busy roads within 1,000 feet, and railroads within 3,000 feet). Three airports are located within a 15 mile radius of the property. The Nampa Municipal Airport is located approximately 3.9 miles southwest of the property. The property is located outside of the 65 dB contours of Nampa Municipal Airport. The Cadwell Executive Airport is located approximately 10 miles southwest of the property. The property is located outside of the 65 dB contours of Cadwell Executive Airport. The Boise Airport is located approximately 11 miles southeast of the



property. The property is located outside of the 65 dB contours of Boise Airport. Based on the available noise contour maps from the surrounding airports, noise levels from airports were not included. Interstate 84 is a two way, 8 lane road located approximately 1,000-feet south of the property. Data from the Idaho Transportation Department (ITD) was incorporated in the HUD Noise Calculator for the AADT. The annual average daily traffic (AADT) for passenger vehicles is 103,500 and the AADT for commercial vehicles is 12,500. No railroads were identified within 3,000-feet of the property. The HUD day night average sound level (DNL) Calculator was used to calculate the DNL of major roadways within 1,000 feet of the property. Per HUD, sites where environmental or community noise exposure exceed the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. The DNL Calculator to calculate the DNL from major noise sources for one noise assessment locations (NALs) onsite. The result was 65 dB at this NAL. This falls into the "Acceptable" category. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Noise Attachments.pdf](#)

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

Yes

✓ No

## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>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.</b>	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.

**Supporting documentation**

[Sole Source Aquifers Map.pdf](#)

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

Yes

No

## Wetlands Protection

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

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

No

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**

[Idaho Wetlands NWI Map.pdf](#)

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

Yes

No

## Wild and Scenic Rivers Act

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

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

✓ No

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

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

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[Wild and Scenic Rivers Map.pdf](#)  
[Rivers.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Environmental Justice

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

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

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

Yes

No

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

### **Screen Summary**

#### **Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

#### **Supporting documentation**

[EJScreen Community Report.pdf](#)

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

Yes

No