

Notice of Finding of No Significant Impact and Notice of Intent to Request a Release of Funds

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

DATE OF NOTICE: October 28, 2021
GRANTEE NAME: City of Staunton
ADDRESS: 116 W. Beverley Street
Staunton, VA 24401
TELEPHONE: (540) 332-3869

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Staunton.

REQUEST FOR RELEASE OF FUNDS

On or about November 14, 2021, the City of Staunton will submit a request to the HUD for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) to undertake a project known as A Street Aging in Place Project for the infrastructure for a new subdivision to include no less than 21 affordable housing units. Qualified homeowners will fall within the income range of 30% - 80% of the Area Median Income. Public utilities will be extended through an existing development to service the new lots. It is estimated that approximately 3 ac will be required to be disturbed though the course of the development. Development be comprised of several parcels located at the southern end (dead end) of A Street, Staunton. In addition, a portion of City owned parcel will be added to the development once division is made. The road access through the unimproved street is a 10 gravel/dirt road. The lots are currently zoned R3(see attached) and are unimproved lots, meaning they lack road access and public infrastructure. The property is largely wooded with about 25% in mature trees, 60% in emergent vegetation, and remaining 15% in open area utilized by the City for a neighborhood leave composting area. Most of the emergent vegetation is small 2-4" caliper brush and trees. It is estimated that around 100+/- trees larger than 6" will need to be removed to build infrastructure and homes. The property is sloped from north to south at a range from 3.5%-16%.

The extension of A St. will be needed to access the new lots. This road extension will be built in accordance with Staunton City Standards which are guided by Virginia Dept. of Transportation standards. The road will be 30 ft wide with concrete curb and gutter. The paving section will have a base layer of 8' 21 a stone and 2" asphalt surface mix minimum. Due to the adjoining public city park and the fact there are no sidewalks currently on A St., sidewalks may not be required. Stormwater management will be built within the road system and in a space allocated for stormwater management. The stormwater system will treat water quantity and quality to meet Virginia regulations. Once the street is complete, it will be dedicated to City for maintenance. The life expectancy of the road is 10-20 years on the surface and 50 plus years on the road structure, concrete, and storm system.

Water will require an extension of a 6" ductile Iron public line from Hickory Hill through A St. to the development. From this line, public fire hydrants will be placed and public 5/8" meters for the services to each lot.

Sewer is located through A St. and the right of way of the unimproved development currently. This existing line is an 8" public line and will require 4" PVC service laterals to be installed to service the lots.

The total CDBG budget for this program is \$271,149 (FY 19 \$25,000, FY20 \$92,313, FY 21 \$153,836).

FINDING OF NO SIGNIFICANT IMPACT

The City of Staunton has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Staunton, 116 W. Beverley Street Staunton, VA 24401, and may be examined or copied weekdays 8:00 A.M. to 4:00 P.M. The ERR is also available at <https://www.ci.staunton.va.us/departments/community-development/hud-citizen-participation-plan>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to William L. Vaughn, Director Community and Economic Development Departments, vaughnwl@ci.staunton.va.us. All comments received by October 18, 2021, will be considered by the City of Staunton prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Staunton certifies to HUD that Steven Rosenberg in his capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Staunton to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Staunton's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Staunton; (b) the City of Staunton has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the

required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD, 600 E. Broad Street, Richmond, Virginia 23219-1800, Attention: Mr. Ronnie J. Legette, Sr., Director, Community Planning and Development Division or by email at CPD_Covid-19EnvironmentalObjectionsRIC@hud.gov . Potential objectors should contact HUD at (800) 842-2610, Extension 4881, to verify the actual last day of the objection period.

Steven Rosenberg, City Manager