



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

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Broad-Level Tiered Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR Part 58.35(a)

Project Information

Project Name: Citywide Residential Rehabilitation Multi Year (FY2019-2023) Non Site-Specific (includes the ReRoofing Staunton and Owner-Occupied Housing Rehabilitation-Critical Home Repair)

Responsible Entity (RE): City of Staunton

State/Local Identifier:

RE Preparer: William L. Vaughn

Certifying Officer: Steven Rosenberg, City Manager

Grant Recipient (if different than Responsible Entity): Renewing Homes of Greater Augusta
Point of Contact:

Consultant (if applicable): Mullin & Lonergan Associates, Inc.
Point of Contact: Jessica Lurz

Project Location: Sites to be Determined

Additional Location Information:

Direct Comments to: William L. Vaughn

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

In order to improve its housing stock, the City of Staunton will offer the following programs to improve existing housing stock within the City.

ReRoofing Staunton

Federal dollars will be used to provide roof replacements for low-income homeowners, primarily seniors within the City of Staunton. Approximately 10 households will benefit from this program.

Owner-Occupied Housing Rehabilitation-Critical Home Repair

The project will provide critical home repairs to include roof, electrical, foundation, and HVAC, to low-income homeowners.

Approximate size of the project area: To be determined

Length of time covered by this review: FY 2019- FY 2023

Maximum number of dwelling units or lots addressed by this tiered review: 20 (est.)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5

24 CFR 58.35 (a) (3): Rehabilitation of buildings and improvements when the following conditions are met: (i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland.

24 CFR 58.35 (a)(4)(i): An individual action on up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between.

24 CFR 58.35 (a)(4) (ii): An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
FY 2019	CDBG	CDBG	\$75,000

Estimated Total HUD Funded Amount: \$75,000 (FY19); \$300,000 (est.) (FY 2019- FY 2023)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$75,000 (FY19); \$300,000 (est.) (FY 2019- FY 2023)

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4, 58.5, and 58.6	Was compliance achieved at the broad level of review?	If Yes: Describe compliance determinations made at the broad level. If No: Describe the policy, standard, or process to be followed in the site-specific review.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☒ ☐	There are no military or civilian airports located within 15,000 and 2,500 feet of the City of Staunton. (See attached maps)
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☒ ☐	The City of Staunton is not located near a coastal barrier. (See attached map)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	<i>See the written strategy, must be addressed on a site-by-site basis.</i>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☒ ☐	Project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units. Staunton is located in an attainment area.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☒ ☐	The City of Staunton is not within the Virginia Coastal Zone. (see attached map)
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)]	Yes No ☐ ☒	<i>See the written strategy, must be addressed on a site-by-site basis.</i>

Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	<i>See the written strategy, must be addressed on a site-by-site basis</i>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	<i>See the written strategy, must be addressed on a site-by-site basis</i>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☒ ☐	Project does not involve acquisition of undeveloped land or changes in use of land or property in or near farmlands therefore, the FPPA is not triggered.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	<i>Project sites may be in the 100-year floodplain triggering site-specific review. If selected sites are located in the floodplain, and constitute substantial improvement, the 8-step process will be completed.</i>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	<i>Project activities will be submitted to the state historic presentation office as properties are identified. See written strategy.</i>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	<i>Residential uses are noise-sensitive. Each project site will be evaluated for noise per the written strategy to determine site noise levels and required noise attenuation measures.</i>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☒ ☐	Project is not located on a sole source aquifer. See attached map.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	<i>There are two wetlands in Staunton Palustrine and Riverine. Project activity involves rehabilitation of existing structures. See attached map.</i>
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☒ ☐	There are no rivers designated a Wild and Scenic River in Staunton. See attached maps.
ENVIRONMENTAL JUSTICE		

Environmental Justice Executive Order 12898	Yes No ☐ ☒	<i>See the written strategy, must be addressed on a site-by-site basis</i>
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Attach supporting documentation as necessary, including a site-specific checklist.

Determination:

- ☐ Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
- ☒ There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature: Jessica Lurz Date: _____

Name/Title/Organization: Jessica Lurz, Housing and Community Development Specialist, Mullin & Lonergan Associates

Responsible Entity Agency Official Signature:

[Signature] Date: 7-8-20

Name/Title: Steven Rosenberg, City Manager

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

This document represents the Tier 1 or Broad-Level review *only*. As individual sites are selected, this review must be supplemented by individual Tier 2 or Site-Specific reviews for each site. All laws and authorities requiring site-specific analysis will be addressed in these individual reviews.

APPENDIX: Site-Specific or Tier 2 Reviews

Update this document as site-specific reviews are completed. Complete each site-specific review according to the written strategies outlined in the broad-level review and attach it in the environmental review record.

[illegible]

CITY OF STAUNTON
STRATEGY FOR TIERED REVIEW
CITYWIDE RESIDENTIAL REHABILITATION MULTI YEAR (FY2019-2023) NON-SITE-SPECIFIC PROGRAMS

Sites selected for Citywide Residential Rehabilitation Multi Year (FY2019-2023) Non-Site-Specific programs must be screened using the attached “Review Checklist” to determine whether or not the proposed activity/activities should be considered as a separate project for environmental review purposes. If the activity must be considered as a separate project, the City must determine whether to reject the activity or conduct a new environmental review.

For sites that pass the screening, a Site-Specific review must be completed using the attached checklist. The broad level review for Citywide Residential Rehabilitation Multi Year (FY2019-2023) Non Site-Specific programs demonstrated compliance with the following statutes, as documented in the attached environmental determination forms and associated supporting documentation: Airport Hazards, Coastal Barrier Resources, Clean Air, Coastal Zone Management, Farmlands Protection, Sole Source Aquifer, and Wild and Scenic Rivers.

For sites that pass the screening, a Site-Specific review must be completed. The site-specific reviews must address the following statutes for which compliance was not achieved at the broad level: Flood Insurance, Contamination and Toxic Substances, Endangered Species, Explosive and Flammable Hazards, Floodplain Management, Historic Preservation, Noise Abatement, Wetlands Protection and Environmental Justice. When completed, these site-specific reviews must be attached to the approved Tier 1 review for Citywide Residential Rehabilitation Multi Year (FY2019-2023) Non-Site-Specific programs.

1. Flood Insurance and Floodplain Management

Each site must be mapped using the FEMA Map Service Center to determine floodplain information. If the structure, part of the structure, or insurable property is located in a FEMA-designated Special Flood Hazard Area, the City of Staunton must participate in the National Flood Insurance Program. Flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. A copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance must be provided.

Activities considered substantial improvements (i.e. Will rehabilitation meet the thresholds for ‘substantial improvement,’ i.e. any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before

the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8)) will be required to undergo the 8- or 5-Step Floodplain Review process.

2. Contamination and Toxic Substances

Each site will be observed for evidence of contamination to soil or water such as: distressed vegetation, vent or fill pipes, storage tanks, pits, ponds or lagoons, stained soil or pavement, pungent, foul or noxious odors, past uses of the site. Each site will also be observed and/or evaluated for the presence of asbestos, mold, radon and lead-based paint. No work will be conducted on sites until contaminants and toxic substances have been removed or remediated per federal, state and local regulations. EPA and/or DEC websites will be checked for offsite contamination: http://www.epa.gov/enviro/html/multisystem_query_java.html

The City will reject any site that has a presence of contamination or toxic substances, or either require cleanup/remediation prior to project implementation or conduct cleanup/remediation as part of project implementation.

3. Endangered Species and Wetlands

For new construction sites, the City will consult U.S Fish & Wildlife Service Virginia Field Office Project Review Process to perform online searches for potential impacts to threatened, endangered, special concern species and special concern resources in Virginia, as well as potential impacts to the Palustrine and Riverine, protected wetlands in Staunton. The City will respond to any requests for additional information generated by its use of the NEPAAssist Tool and will, as necessary, abide by any constraints placed on new development by environmental agencies. (<https://www.fws.gov/northeast/virginiafield/endangered/projectreviewprocess.html>)

4. Flammable/Explosive Materials Storage/Handling Facilities

For each site intended for residential rehabilitation or new construction, the City will consult both government websites and the local fire chief as to the location and proximity of hazardous and flammable materials storage in the vicinity of the project site. The City will use the information gathered to determine whether there is an Acceptable Separation Distance between the project site and the storage of flammable/explosive materials, and any mitigation measures needed.

5. Historic Preservation

The City of Staunton will submit individual property information to The Department of Historic Resources, Virginia's State Historic Preservation Office (SHPO) concerning potential effects the activity will have on historic, archaeological or other cultural resources.

To determine compliance with the Historic Preservation (National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800), the following information must be

sent to the State Historic Preservation Department: building details, drawings, materials to be used, photographs, and map locations.

Additionally, any asbestos remediation will comply with NESHAP regulations, and lead based paint interim controls will be used.

6. Noise

The City will consult HUD-recommended websites and directly with VDOT, railroads and airports as needed to gather data on all major roads within 1,000 feet of the project site, all railroads within 3,000 feet of the project site and all airports within 15 miles of the project site. The City will then use this data to determine whether exterior noise levels at the project site are acceptable (<65 decibels) or if noise attenuation measures are needed or to be encouraged.

7. Environmental Justice

The City will consult with HUD-recommended websites to determine if any adverse environmental impacts were identified in any other compilation review portions of the environmental review process and if so, were the impacts disproportionately high for low-income and/or minority communities.

REVIEW CHECKLIST

City of Staunton: Citywide Residential Rehabilitation Multi Year (FY2019-2023) Non-Site-Specific programs

Project Name: _____

Address of Property: _____

I. CATEGORICAL EXCLUSION THRESHOLDS

A. Housing Rehabilitation

1. Will rehabilitation involve anything other than (1) An individual action on up to four dwelling units where there is a maximum of four units on any one site OR (2) An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site?

☐ YES ☐ NO

If YES to the above, a separate environmental review must be conducted. If NO, continue to II-A.

II. FEDERAL LAWS AND AUTHORITIES

A. Historic Preservation

1. For each property, a completed Request to Initiate Consultation form should be submitted to the SHPO for review. Please submit clear photographs of all the affected buildings in addition to surrounding buildings, keyed to a map, to obtain concurrence regarding their eligibility for listing in the National Register of Historic Places, either individually or as part of a historic district.

Date Submitted to SHPO: _____

Date of Response: _____

Was response: ___ No Effect (no historic property)
 ___ No Adverse Effect (historic but no impact)
 ___ Adverse Effect* - MOA required

*If Adverse Effect, consult Deputy Director before proceeding.

B. Endangered Species

Use U.S Fish & Wildlife Service Virginia Field Office Project Review Process (<https://www.fws.gov/northeast/virginiafield/endangered/projectreviewprocess.html>) to determine if project may have an adverse impact on endangered species and/or critical habitat.

1. Will the activity impact endangered species/critical habitat? ___ YES ___ NO
If YES, further consultation with US Fish & Wildlife Virginia Field Office is required as instructed by IPaC report. If NO, proceed to C1.

C. Flammable/Explosive Materials Storage/Handling Facilities

1. Will the rehabilitation result in an increase in residential density or an increase in the number of dwelling units?

____ YES ____ NO

If NO, proceed to II-D.

If YES, proceed to C2.

2. Are there above-ground flammable/explosive materials storage located on the site?

____ YES ____ NO

If NO, proceed to II-D3.

If YES, complete form and include removal in work write-up and continue to C3.

3. Is the site located within 1 mile of an above ground flammable/explosive materials storage container storing more than 100 gallons of material?

____ YES ____ NO

OR are there ONLY Liquid Propane Gas/propane tanks with a water volume capacity of 1,000 gallons or less that are in compliance with 2017 or later version of the NFPA 58 within 1 mile of the project site?

____ YES ____ NO

If NO, proceed to II-D.

If YES, proceed to C4

4. Does an Acceptable Separation Distance (ASD) exist between the site and the storage container based on the amount of substance held in the container?

Reference HUD ASD Calculator at:

<http://www.hud.gov/offices/cpd/environment/asdCalculator.cfm>

____ YES ____ NO

If YES, proceed to II-D.

If NO, provide documentation from HUD ASD Calculator and proceed to II-C5

5. Do one or more of the following exist that would mitigate explosion or fire hazards posed by the storage containers evaluated in C4?

_____ The nature of the topography shields the proposed project from the hazard.

_____ An existing permanent fire-resistant structure of adequate size and strength shields the proposed project from the hazard.

_____ A barrier exists surrounding the hazard, at the site of the project, or in between the potential hazard and the proposed project.

If one of these exists, provide documentation and proceed to II-D.

If NONE of these exists, mitigation measures must be taken per 51.205 or the project cannot proceed.

D. Noise

1. Is the site located within 1,000 feet of a major roadway, 3,000 feet of a railroad or 15 miles of an airport?

____ YES ____ NO

If NO, sign and complete document.

If YES, proceed to II-D2.

2. Do noise levels at the site exceed 65 dB*? ____ YES ____ NO

If NO, sign and complete document.

If YES, noise mitigation measure should be encouraged in rehabilitation if funding and existing program limitations allow it. New construction must comply with HUD noise regulations.

*See noise calculator at www.hud.gov/offices/cpd/environment/dnlcalculator.cfm

E. Contaminants and Toxins

1. Is mold present in the structure to be rehabilitated? ____ YES ____ NO

If NO, proceed to Question E. 2.

If YES, mold must be removed/remediated.

2. Is lead-based paint present in the structure to be rehabilitated? ____ YES ____ NO

If NO, proceed to Question E.3.

If YES, use lead-based paint interim controls or abatement

3. Is friable asbestos present in the structure to be rehabilitated or are there asbestos-containing materials (ACM) that are damaged and that will be disturbed during rehabilitation? ____ YES ____ NO

If NO, proceed to Question E.4.

If YES, the ACM must be removed/remediated.

4. Does the site contain evidence of contamination to soil or water such as: distressed vegetation, vent or fill pipes, storage tanks, pits, ponds or lagoons, stained soil or pavement, pungent, foul or noxious odors, past uses of the site? Complete "Field Contamination Checklist" ____ YES ____ NO

If NO, proceed to Question E.6.

If YES, either reject site or require cleanup/remediation prior to project implementation or conduct cleanup/remediation as part of project implementation.

Is there evidence of off-site contamination that could affect the health or safety of site occupants? ____ YES ____ NO

If NO, proceed to Question F.

If YES, for rehabilitation projects, document the existence of facilities in the vicinity of the

project site that are in violation of state and federal regulations. For new construction activities, reject the site.

F. Floodplain Management

1. Is project located in Special Flood Hazard Area – Floodway? ☐ YES ☐ NO

If NO, proceed to Question F.2.

If YES, reject site or abide by any constraints placed on new development by environmental agencies.

2. Is project located in 100-year floodplain? ☐ YES ☐ NO

If NO, complete and sign form.

If YES, proceed to Question F.3.

3. Will rehabilitation meet the thresholds for 'substantial improvement,' i.e. any repair, reconstruction, modernization or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either before the improvement or repair started or if the structure has been damaged before the damage occurred OR any repair reconstruction etc. that results in an increase of more than 20% of dwelling units or peak number of customers and employees (24 CFR 55.2(b)(8)?

☐ YES ☐ NO

If YES, prepare 8 Step Review Process. If NO, verify that all local codes regarding rehabilitation in the flood plain must be followed. Require flood insurance be maintained on the property. Complete and sign form.

G. Wetlands

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 If YES Continue to question G.2.

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.

☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction. If YES, continue to question G.3

3. 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.

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

H. Environmental Justice

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?
If NO, complete and sign form
If YES, proceed to question H.2.
4. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?
If NO, complete and sign form.
If YES, describe mitigation measures and evidence of efforts to work with the low-income/minority communities to mitigate effects.

Approval of environmental tier 2:

Signature of Preparer

Title

Date

Director/Supervisor

Date

- ☐ Approve
- ☐ Prepare Part 58 Documentation

Airport Hazards (CEST and EA) – PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

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 → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

☐ Yes → *Continue to Question 2.*

2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?

☐ Yes, project is in an APZ → *Continue to Question 3.*

☐ Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

☐ No, project is not within an APZ or RPZ/CZ

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. Is the project in conformance with DOD guidelines for APZ?

☐ Yes, project is consistent with DOD guidelines without further action.

Explain how you determined that the project is consistent:

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐ No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

[Click here to enter text.](#)

→ *Work with the RE/HUD to develop mitigation measures. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

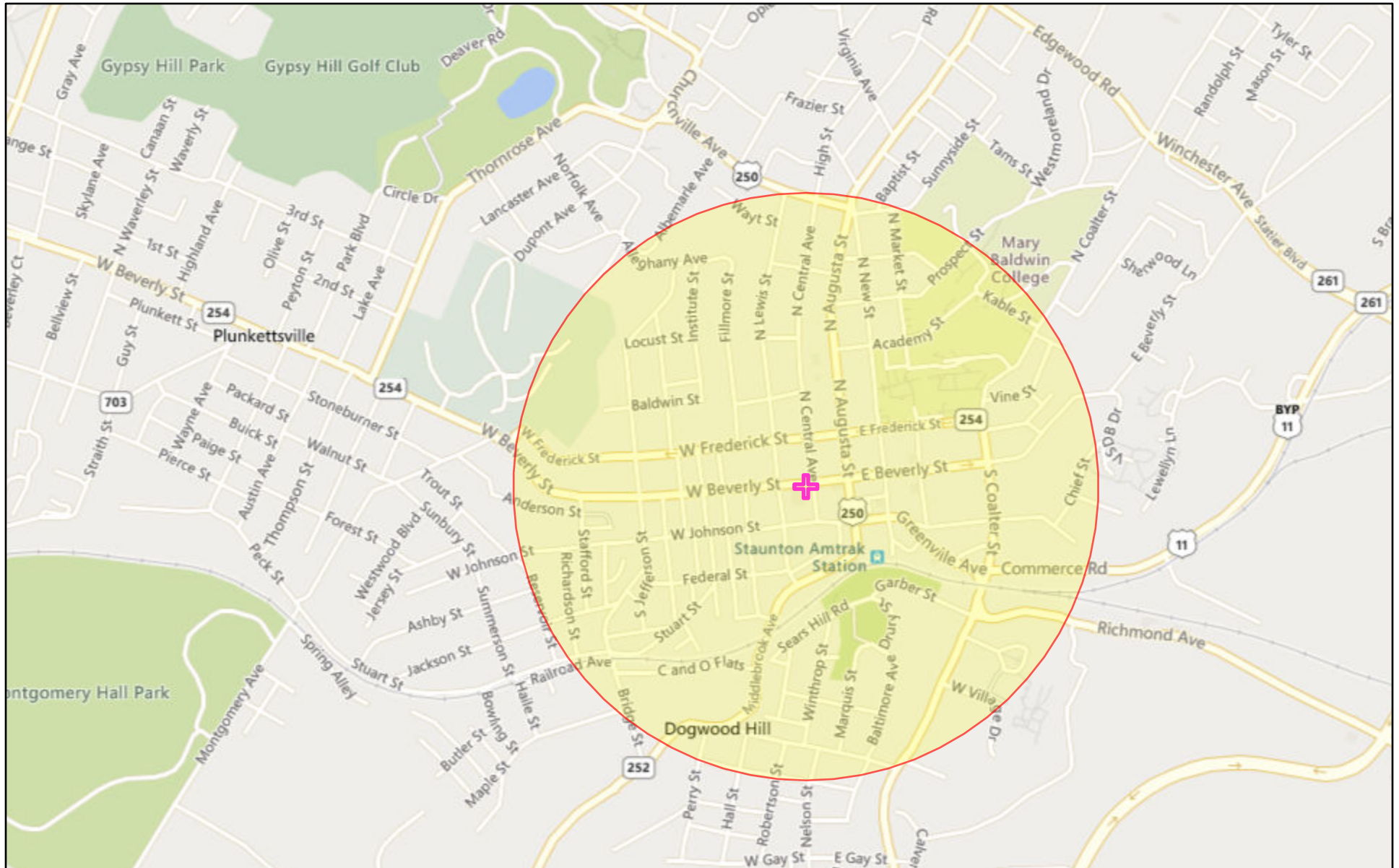
According to the attached NEPAssist maps, the City of Staunton is outside of the 2,500 feet of a civilian airport and 15,000 feet of a military airport.

Are formal compliance steps or mitigation required?

☐ Yes

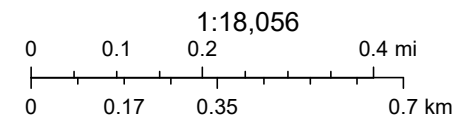
☒ No

Airport Runway Clear Zone V2_Staunton



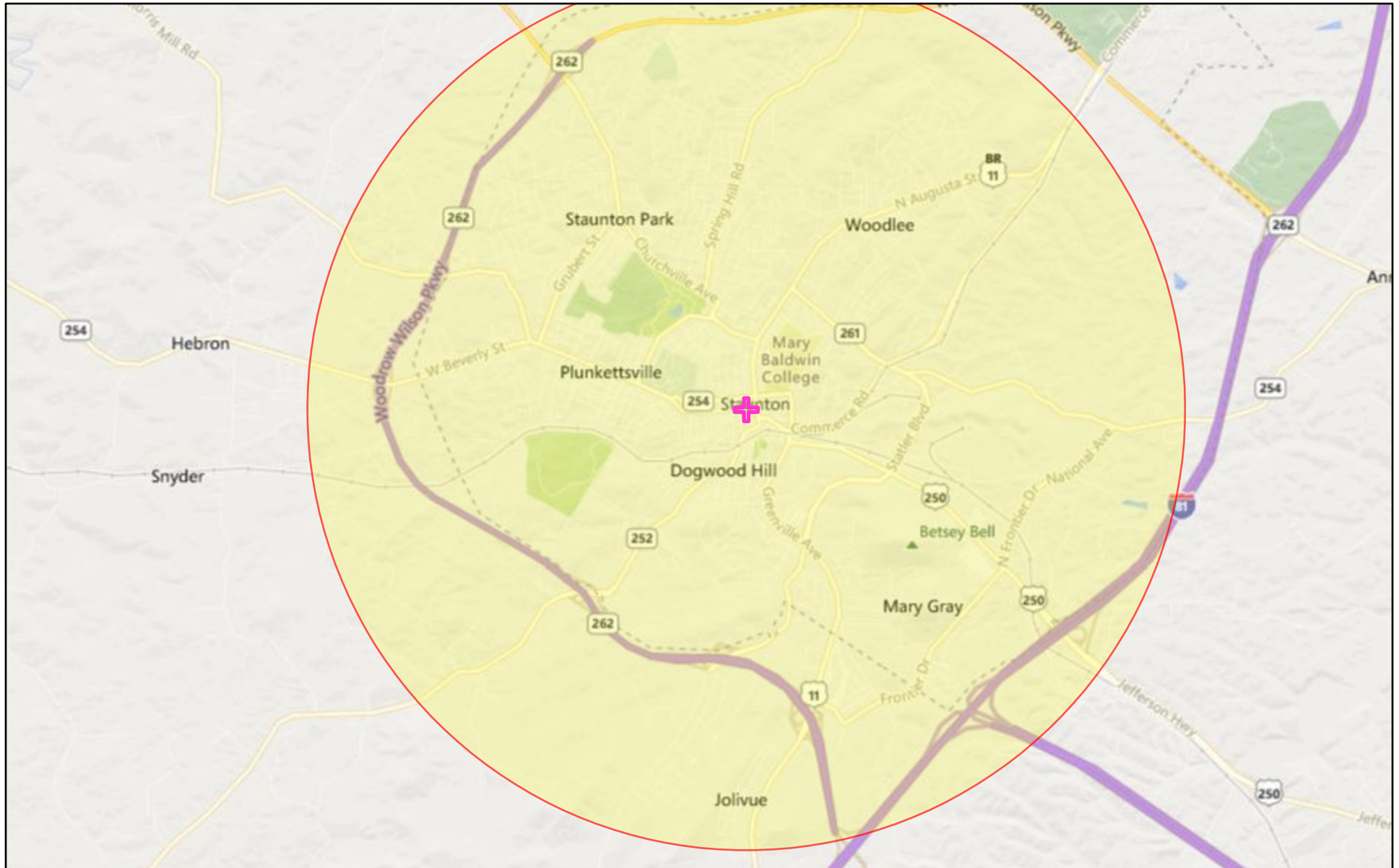
April 9, 2020

-  Project Buffer
-  Airport Points
-  Search Result (point)
-  Airport Polygons



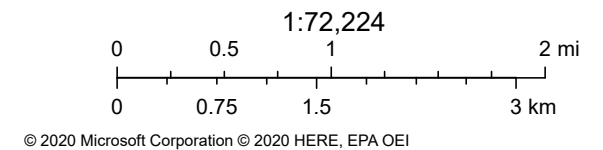
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Airport Runway Clear Zone_Staunton



April 9, 2020

-  Project Buffer
-  Airport Points
-  Search Result (point)
-  Airport Polygons



Coastal Barrier Resources (CEST and EA) – RE/HUD

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. These Partner entities should not contact the Services directly. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

☐ Yes → *Continue to 2.*

Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see [16 USC 3505](#) for exceptions to limitations on expenditures).

2. Indicate your recommended course of action for the RE/HUD

- ☐ Consultation with the FWS
- ☐ Cancel the project

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Attached is a map of the Coastal Barrier area. The City of Staunton does not fall within the coastal barrier area.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



U.S. Fish and Wildlife Service Coastal Barrier Resources System

Coastal Barrier Tier Review



April 20, 2020

 CBRS Buffer Zone  System Unit

CBRS Units

 Otherwise Protected Area

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/cbra/maps/index.html>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<http://www.fws.gov/cbra/Determinations.html>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS mapper.

Air Quality (CEST and EA) – PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

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

→ Continue to Question 2.

☒ No

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide any documents used to make your determination.

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?

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

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

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

- ☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

[Click here to enter text.](#)

→ *Continue to Question 3.*

3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. 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

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Explain how you determined that the project would not exceed de minimis or threshold emissions.*

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

→ *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

4. 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.

[Click here to enter text.](#)

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

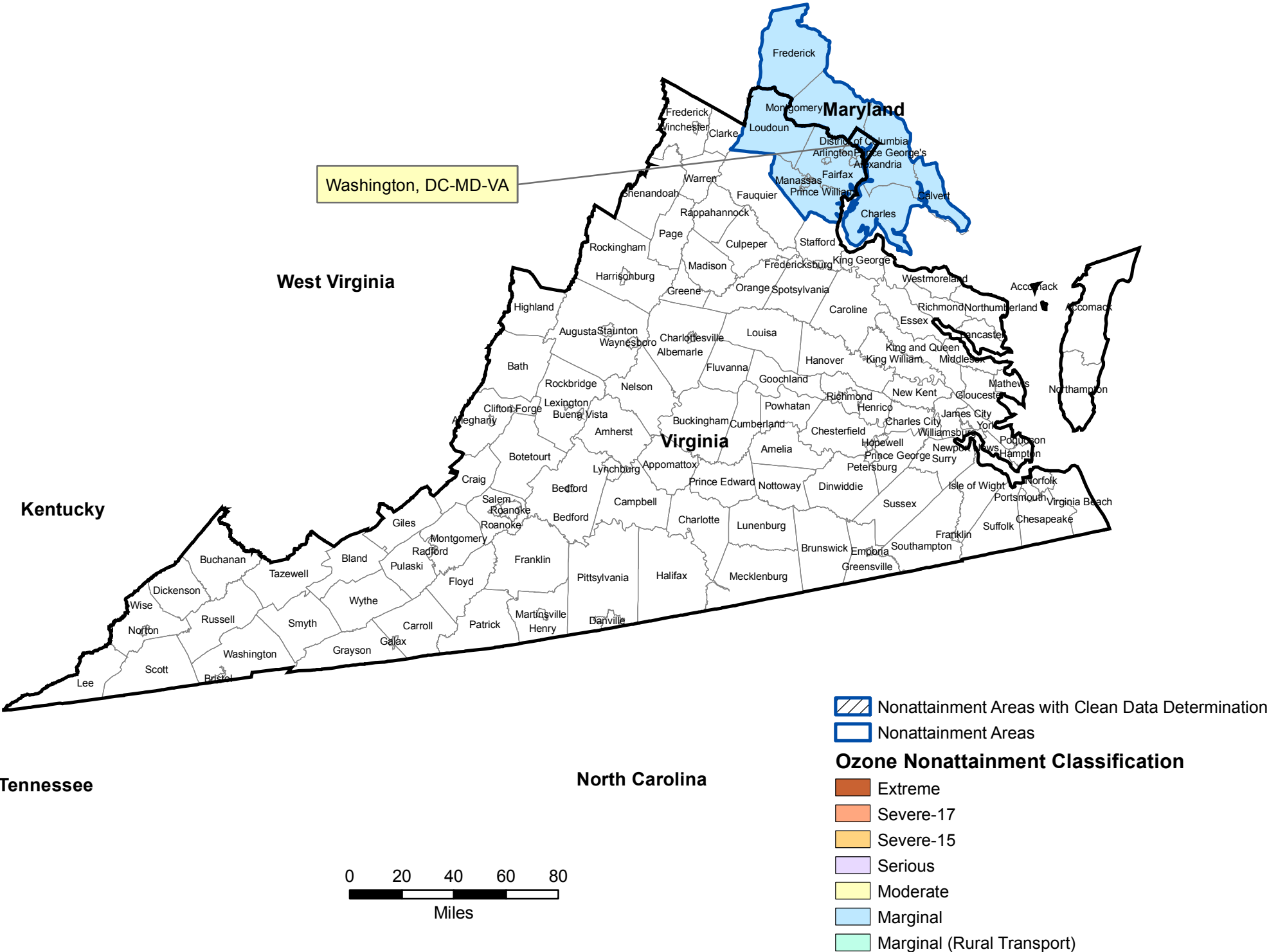
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

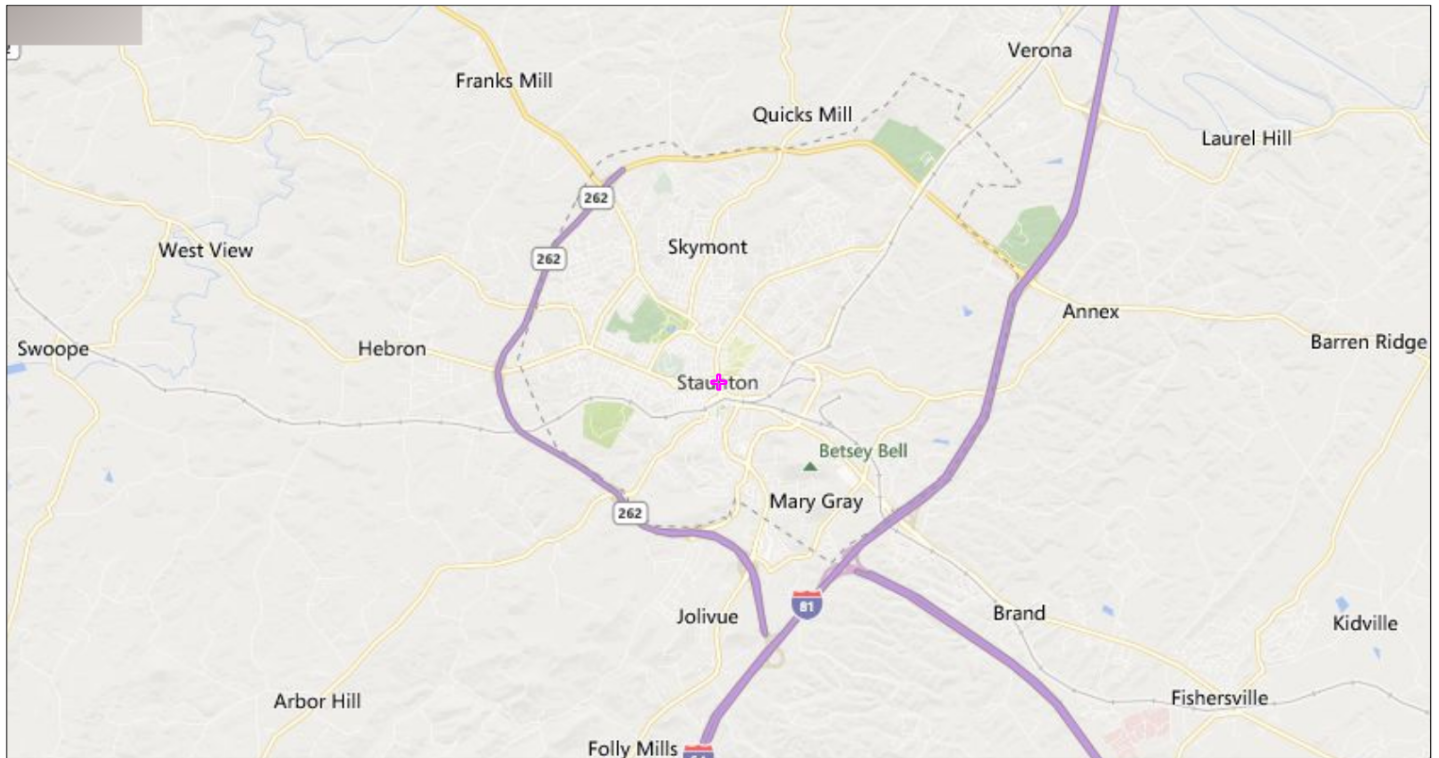
☐ Yes

☒ No

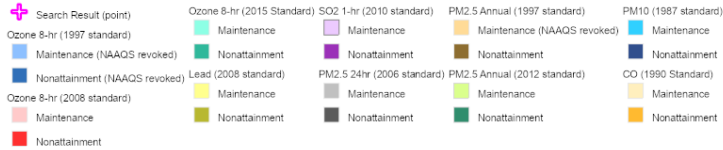
NEPA Assit was used to verify that all air quality standards are met (i.e. the area is in an attainment zone). See attached enclosure.



NEPAssist Report



April 15, 2020



1:80,259

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

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Project Location	38.15001,-79.07272
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Federal Land?	no
Within 0.5 miles of an impaired stream?	yes
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	no
Within 0.5 miles of a stream?	yes
Within 0.5 miles of an NWI wetland?	Available Online
Within 0.5 miles of a Brownfields site?	no
Within 0.5 miles of a Superfund site?	no
Within 0.5 miles of a Toxic Release Inventory (TRI) site?	no
Within 0.5 miles of a water discharger (NPDES)?	no
Within 0.5 miles of a hazardous waste (RCRA) facility?	yes
Within 0.5 miles of an air emission facility?	yes
Within 0.5 miles of a school?	yes
Within 0.5 miles of an airport?	no

Within 0.5 miles of a hospital?	yes
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	yes
Within 0.5 miles of a Toxic Substances Control Act (TSCA) site?	no
Within 0.5 miles of a Land Cession Boundary?	no
Within 0.5 miles of a tribal area (lower 48 states)?	no

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Coastal Zone Management Act (CEST and EA) – PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

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

☐ Yes → Continue to Question 2.

☒ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

2. Does this project include activities that are subject to state review?

☐ Yes → Continue to Question 3.

☐ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

3. Has this project been determined to be consistent with the State Coastal Management Program?

☐ Yes, with mitigation. → *The RE/HUD must work with the State Coastal Management Program to develop mitigation measures to mitigate the impact or effect of the project.*

☐ Yes, without mitigation. → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐ No, project must be canceled.
Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

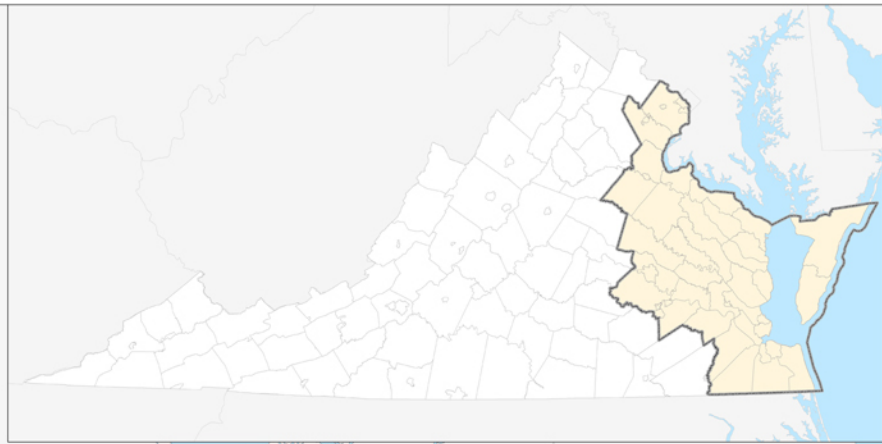
Per attached map, project is not located within New York's Coastal Zone Management area.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Virginia's Coastal Zone



VA Coastal Zone Boundary

50 Miles

Boundary Description

Virginia's coastal zone encompasses 29 counties, 15 cities, and 42 incorporated towns in the "Tidewater" region of the state.

Virginia's coastal zone includes 5,000 miles of shoreline, four tidal rivers reaching as far as 100 miles inland - the Potomac, Rappahannock, York, and James Rivers and all of the waters therein, and out to, the three nautical mile Territorial Sea boundary, including all of Virginia's Atlantic coast watershed as well as parts of the Chesapeake Bay and Albemarle - Pamlico Sound watersheds.

Federal Consistency

Federal consistency is the CZMA requirement where Federal agency activities, Federal license or permit activities, and Federal financial assistance activities located inside or outside the state's coastal zone that have reasonably foreseeable effects on coastal uses or resources must be consistent with the enforceable policies of the state's coastal zone management program.

Farmlands Protection (CEST and EA) - PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

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 → Continue to Question 2.

☒ No

Explain how you determined that agricultural land would not be converted:

Project includes rehabilitation of existing residential structures and does not acquire any land.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine if important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrsc> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

☐ No → If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes → Continue to Question 3.

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Work with the RE/HUD to determine how the project will proceed. Document the conclusion:

☐ Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

[Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

☐ Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers

- Any additional requirements specific to your region

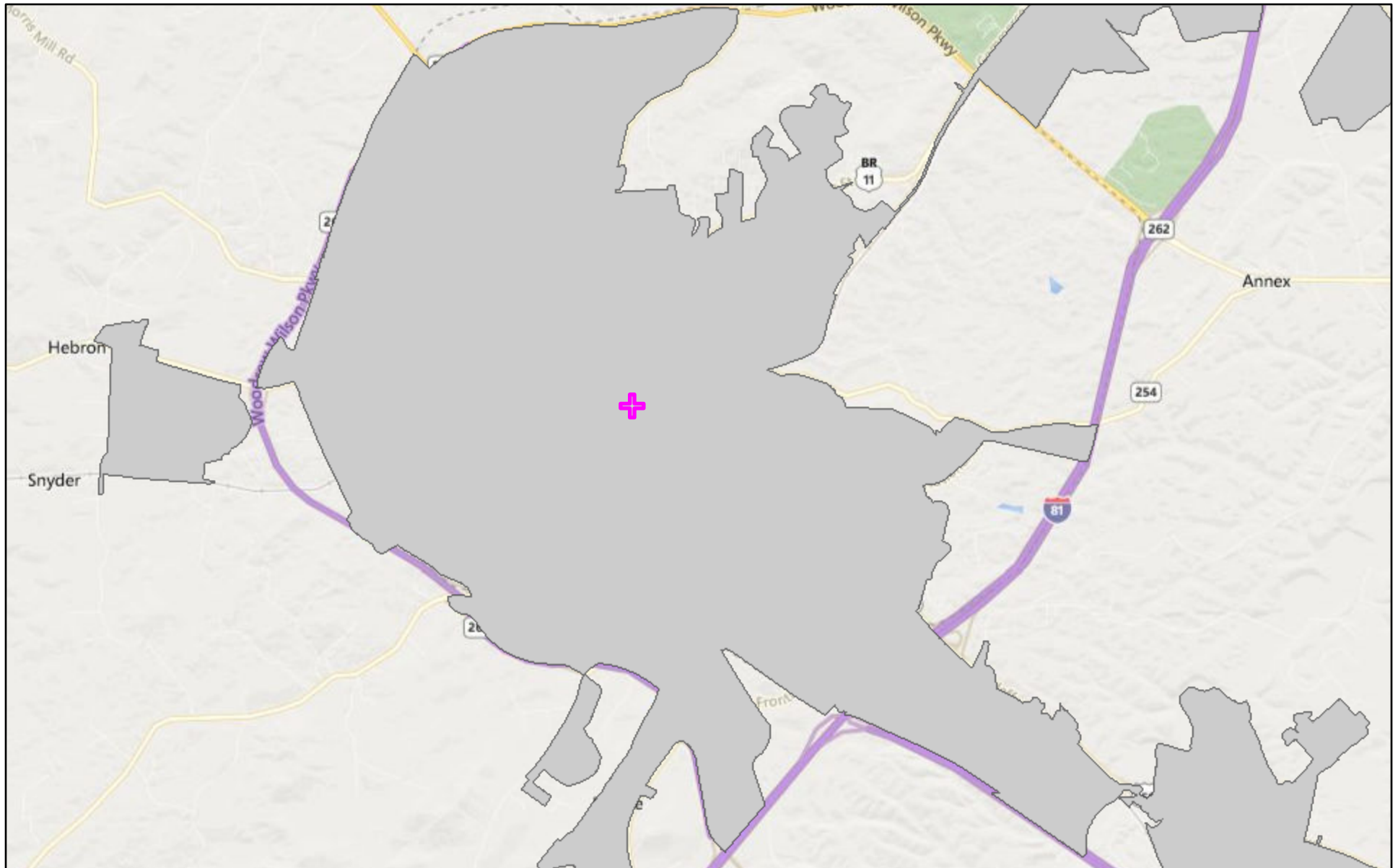
[Click here to enter text.](#)

Are formal compliance steps or mitigation required?

☐ Yes

☐ No

Farmlands Protection

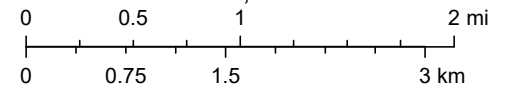


April 20, 2020

 Search Result (point)

 Urbanized Areas

1:72,224



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Sole Source Aquifers (CEST and EA) - PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. Is the project located on a sole source aquifer (SSA)¹?

☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide 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.*

☐ Yes → *Continue to Question 2.*

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

☐ Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ No → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

☐ Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

☐ No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

☐ Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation*

¹ 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.

used to make your determination and document where your project fits within the MOU or agreement.

☐ No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

☐ Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

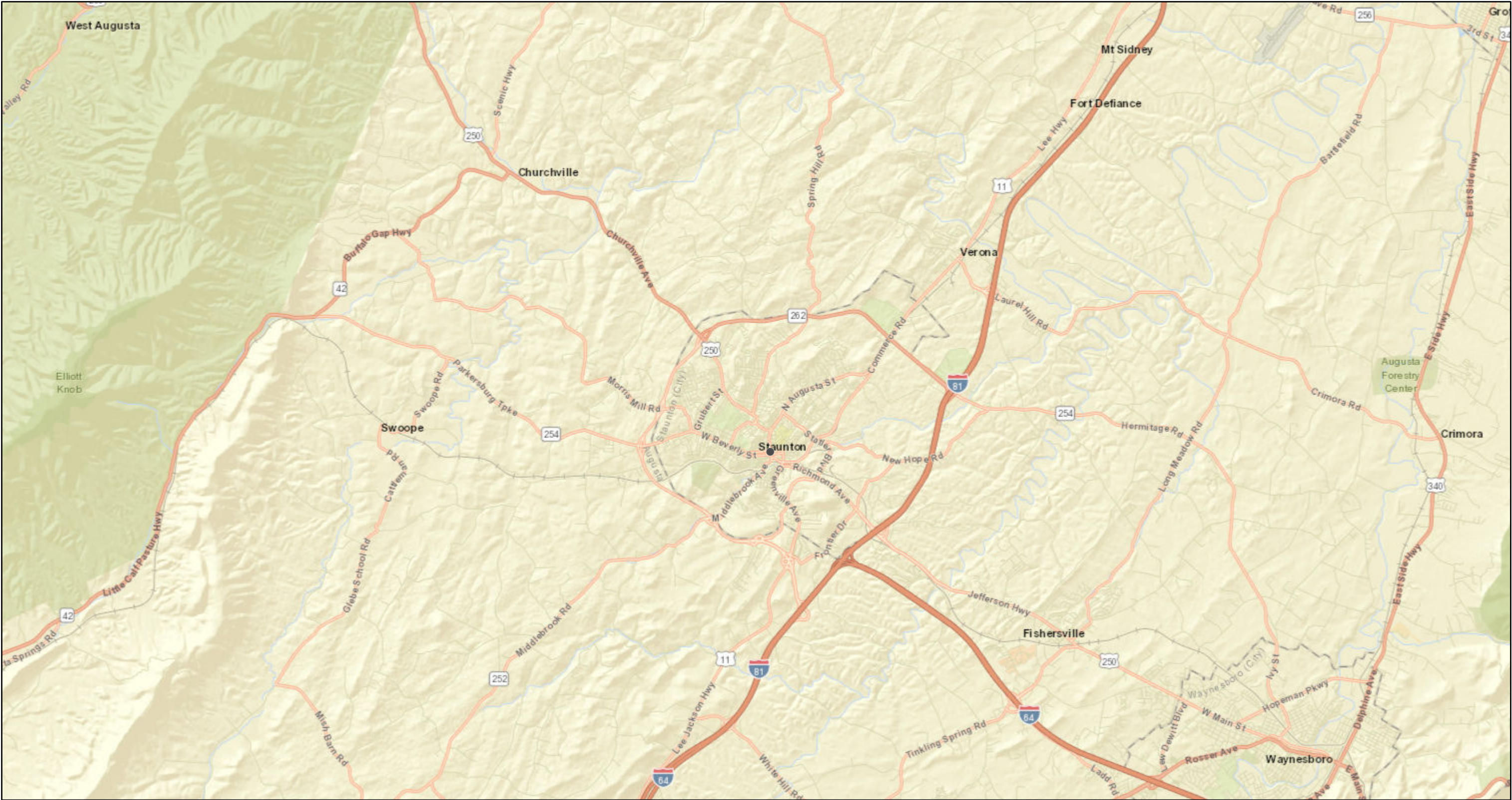
- Map panel numbers and dates
 - Names of all consulted parties and relevant consultation dates
 - Names of plans or reports and relevant page numbers
 - Any additional requirements specific to your region
- EPA Sole Source Aquifer map attached. Staunton is not near a sole source aquifer.

Are formal compliance steps or mitigation required?

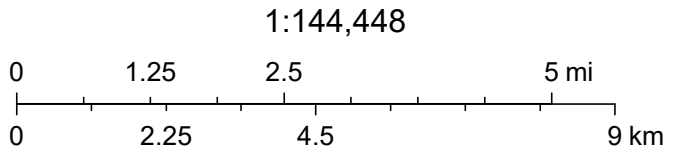
☐ Yes

☒ No

Sole Source Aquifer Map



4/20/2020, 3:26:20 PM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Wild and Scenic Rivers (CEST and EA) – PARTNER

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

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
References		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

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

Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational

Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.

Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

☒ No

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.

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

→ Continue to Question 2.

2. Could the project do *any* of the following?

- Have a direct and adverse effect within Wild and Scenic River Boundaries,
- Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or

- Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

- ☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

- ☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *The RE/HUD must work with the Managing Agency to identify mitigation measures to mitigate the impact or effect of the project on the river.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

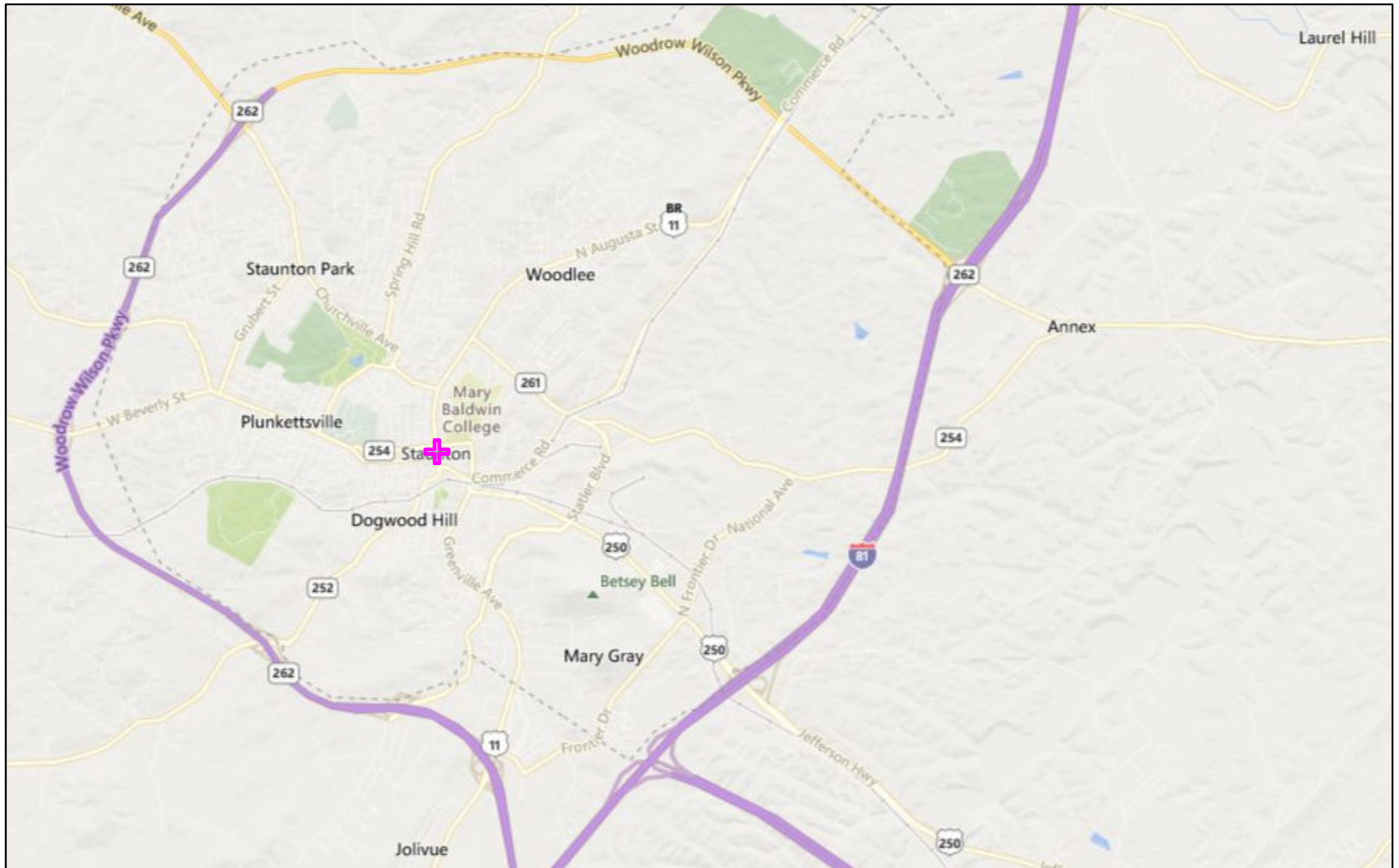
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The closest Wild and Scenic River is the Bluestone River, which is over 100 miles away from the project.

Are formal compliance steps or mitigation required?

- ☐ Yes
☒ No

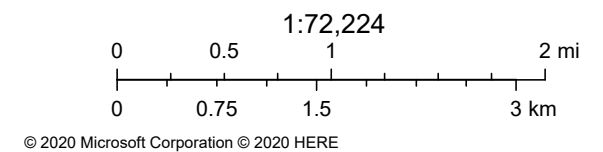
wild and scenic rivers



April 20, 2020

✚ Search Result (point)

— Wild and Scenic Rivers



Nationwide Rivers Inventory

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more "outstandingly remarkable" values.

