

HUD Environmental Review Categorically Excluded Per HUD 58.35(a)(3)(ii)

Capital Fund Program MA033000001

2022 - 2026 Capital Fund Environmental Review

Walnut Street Apartments (22 High Street & 4-42 Walnut Street)
Kickham Apartments (190 Harvard Street)
Brookline, Massachusetts

EBI Project No. 1122004628

June 29, 2022



Prepared for:

Brookline Housing Authority
90 Longwood Avenue, Suite 1
Brookline, MA 02446

Prepared by:



June 29, 2022

Ms. Sharon Cowan
Brookline Housing Authority
90 Longwood Avenue, Suite 1
Brookline, MA 02446

**Subject: HUD Environmental Review Categorically Excluded Per HUD 58.35(a)(3)(ii)
Walnut Street Apartments (22 High Street & 4-42 Walnut Street)
Kickham Apartments (190 Harvard Street)
Brookline, Massachusetts
EBI Project No. I122004628**

Dear Ms. Cowan:

As requested by the Brookline Housing Authority, Envirobusiness, Inc. (d/b/a EBI Consulting) performed an Environmental Review of the proposed projects with the intent of utilizing Capital Fund Program MA033000001. As a result of this Environmental Review, it was determined that these proposed projects are Categorically Excluded from NEPA requirements for an Environmental Assessment (EA) or Environmental Impact Statement (EIS) per 24 CFR Part 58.35(a)(1) and 58.35(a)(3) as follows:

The Town will publish a combined NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) and NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI/RROF), to be followed by a request to obtain Authority to Use Grant Funds (HUD 7015.15) per Section 58.70 and 58.71, to be submitted to HUD's Region I Office of Public and Indian Housing, along with proof of public notice. HUD/State will have a 15 day period to receive objection to release funds. After the objection period, HUD can issue 70015.16 – AUGF or Release Letter.

Responsible Entity: Town of Brookline

Grant Recipient (if different than Responsible Entity): **Brookline Housing Authority**

State/Local Identifier: MA033000001

Preparer: Jill Lamphear, Senior Scientist, EBI Consulting

Certifying Officer Name and Title: Sharon Cowan, Director of Modernization

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): EBI Consulting

Direct Comments to: Sharon Cowan

I.0 PROJECT LOCATIONS

1. Walnut Street Apartments: 22 High Street & 4-42 Walnut Street

The Walnut Street Apartments consists of one (1) seven-story and three (3) two-story multi-family residential buildings, with 100 total units for a family/elderly population. The buildings were reportedly constructed circa 1962, and have undergone various building and mechanical upgrades since the 1980s. The site includes one, irregular-shaped parcel, identified by the Town of Brookline Assessor's Office as Parcel ID 294-01-00, totaling approximately 2.62 acres. The site is located in the southeast quadrant of the intersection of Walnut Street and High Street, one block south of State Route 9, and within walking distance to Brookline Village. An Environmental Assessment is not currently needed for this project; however, as the projects advance and as more information becomes available in the future this project may require an updated review.

2. Kickham Apartments: 190 Harvard Street

The Kickham Apartments consists of one (1) six-story building with 39 units for an elderly/disabled population. The building was reportedly constructed in 1981, and has undergone various building and mechanical upgrades since the 1990s. The property includes one, rectangular-shaped parcel, identified by the Town of Brookline Assessor's Office as Parcel ID 167-24-00, totally approximately 0.49 acres. The site is located in the northwest quadrant of the intersection of Harvard Street and Foster Street, within walking distance to Coolidge Corner. An Environmental Assessment is not currently needed for this project; however, as the projects advance and as more information becomes available in the future this project may require an updated review.

2.0 REGULATORY DATABASE INFORMATION

The Environmental Database Resources (EDR) Radius Map Report, Inquiry Number 07032470.2r, dated June 27, 2022, is presented in Appendix D. The following Federal, State, and Tribal Agency database listings were identified on the Subject Property:

- Kickham Apartments at 190 Harvard Street was identified on the State Hazardous Waste Sites (SHWS) and Release databases under Brookline Housing Authority (BHA) / Gardner Family Trust (GFT). Following detection of petroleum impacts on the northeastern adjoining GFT property, a series of investigations were performed on both the GFT and BHA properties between approximately 1997 and 2001. A 120-day reportable condition was triggered for the Subject Property in 1997 when total petroleum hydrocarbons (TPH) were detected in soil at a concentration greater than the applicable Massachusetts Contingency Plan (MCP) Reportable Concentration. Release Tracking Number (RTN) 3-0015631 was assigned to the release by the Massachusetts Department of Environmental Protection (MassDEP). Two 5,000-gallon heating oil USTs were removed from the Subject Property in 1999. The USTs and associated piping appeared to be structurally sound upon removal, and were not considered likely to be the source of the release. The selected remedy for the site included passive light non-aqueous phase liquid (LNAPL) removal using in-well absorbent socks in conjunction with monitored natural attenuation. In 2005, an initial Remedy Operation Status (ROS) Submittal was completed for submittal to the MassDEP. Based upon significant investigation and remedial actions completed at the site, the requirements of a Permanent Solution were met. A Class A-2 Response Action Outcome (RAO) was submitted to the MassDEP on June 15, 2009. An RAO Statement asserts that response actions conducted under the requirements of the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000 were sufficient to achieve a level of no significant risk or at a minimum, no substantial hazard. Based upon the current regulatory

status, it is considered unlikely that conditions associated with the RTN 3-15631 represent an environmental concern to the Subject Property at this time.

- Walnut Street Apartments at 22 High Street was identified on the Integrated Compliance Information System (ICIS) and US AIRS databases under Brookline Housing Authority. ICIS supports the information needs of the national enforcement and compliance programs, including the Clean Air Act. Based on the Enforcement and Compliance History Online (ECHO) Detailed Facility Report, the most recent compliance monitoring activity was conducted on April 15, 2003 with no Clean Air Act violations identified.
- Walnut Street Apartments at 4 Walnut Street was identified as a Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generator (VSQG) of hazardous waste. Based upon information presented in the environmental database report, Brookline Housing Authority generated fewer than 100 kilograms of lead waste in 2020. This listing appears to be associated with the removal of lead-based paint from the building during renovations, and does not appear to represent the ongoing generation of hazardous waste. No violations were reported for Brookline Housing Authority.
- Walnut Street Apartments at 4-12 Walnut Street and 16-24 Walnut Street, and Kickham Apartments at 190 Harvard Street were identified on the Asbestos database, indicating the removal of asbestos-containing material by a licensed contractor during building renovations. If disturbance of ACM is identified as a hazard on these projects, an appropriate hazmat scope will be incorporated in the Bid Specifications and in the contract of the General Contractor. Removal of unanticipated ACM, if found, will benefit future residents.

The following adjacent properties were identified on Federal, State and Tribal Agency databases:

- Mobil Station 01 JFA at 198 Harvard Street adjoins the Kickham Apartments portion of the Subject Property at 190 Harvard Street to the northeast. Impacted soil and groundwater on portions of the site were delineated in 1989 and 1993, and the site was assigned RTN 3-0002743. Benzene, toluene, ethylbenzene, and xylenes (BTEX), methyl tertiary-butyl ether (MBTE), and total petroleum hydrocarbons (TPH) which are generally considered indicator chemicals for petroleum, were encountered in groundwater and soil at the site. Groundwater analytical data also indicated the presence of a number of non-petroleum volatile organic compounds (VOCs). Groundwater monitoring and the results from the analysis of soil samples obtained in the Geoprobe borings conducted in November 1994, indicate that significant reductions in concentrations of hydrocarbons had occurred during the investigations and monitoring as a result of natural attenuative processes. Because the concentrations appeared to be significantly below MCP Method I Standards, a Risk Characterization was performed. An RAO was submitted to the MassDEP on May 19, 1995, indicating regulatory closure.
- Village Cleaners at 15 High Street is adjacent to the west of the Walnut Street Apartments portion of the Subject Property at 22 High Street, across High Street. This site is a dry cleaning facility that was identified on the RCRA-Non Generator database due to the former use of chlorinated solvents associated with dry cleaning operations. However, this site is not cross-listed on any other databases that would indicate a release of hazardous materials to the environment.

The above-listed and remaining identified Federal, State and Tribal Agency Database listings are not considered an environmental concern to the Subject Property based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient, and/or nature/extent of contamination.

3.0 DESCRIPTION OF THE PROPOSED PROJECT

The Capital Fund five-year plan and Budgetary Plan for 2022 through 2026 is presented in Appendix E, and the proposed projects are summarized as follows:

- Operations / Administration Fees
- Architect / Engineering Fees
- Roof replacement at Kickham Apartments
- Communal kitchen renovations at Kickham Apartments, including replacement of countertops, flooring, painting and appliances
- Brick façade repointing at Kickham Apartments greenhouse addition
- Parking lot repaving and restriping at Kickham Apartments
- Interior painting projects at Walnut Street Apartments
- Apartment unit kitchen appliances and cabinets replacement at Walnut Street Apartments
- Door intercom replacement at Walnut Street Apartments

4.0 LEVEL OF REVIEW DETERMINATION AND FUNDING INFORMATION

The above Proposed Projects are Categorically Excluded per 24 CFR 58.35(a), 3, (ii) and subject to laws and authorities at §58.5.

Capital Funds expended on Administrative Costs and Consultant Costs are Exempt Activities under 24 CFR Part 58.34(a).

5.0 FUNDING INFORMATION

FUNDING INFORMATION		
Grant Number	HUD Program	Funding Amount
MA033000001-22	Capital Fund Program	\$995,625
MA033000001-23	Capital Fund Program	\$995,625
MA033000001-24	Capital Fund Program	\$995,625
MA033000001-25	Capital Fund Program	\$995,625
MA033000001-26	Capital Fund Program	\$995,625
Estimated Total HUD Funded Amount:		\$4,978,125

Estimated Total HUD Funded Amount: \$4,978,125

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$4,978,125

4.0 ENVIRONMENTAL REVIEW STATUTORY CHECKLISTS

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

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

WALNUT STREET APARTMENTS

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Based on a review of the Federal Aviation Administration (FAA) circle search for airports and the EPA NEPAassist mapping tool, the Subject Property is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The FAA circle search identified <i>Brigham and Women’s Hospital</i> and <i>Boston Medical Center Hospital</i> ; however, these listings are associated with heliports for emergency medivac services. The Subject Property appears to be in compliance with Airport Hazards requirements.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	According to the Coastal Barrier Resources System Mapper, the Subject Property is not located within a CBRS unit. Therefore, this project has no potential to impact a CBRS Unit and appears to be in compliance with the Coastal Barrier Resources Act.
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	EBI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Map, Community Map Panel # 25021C0053E, dated July 17, 2021. The Subject Property Flood Zone Determination appears to be Zone X, defined as an area outside the 100 and 500 year floodplains. 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 Subject Property appears to be in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the nature of the Subject Property, no new construction or conversion of land use is planned and the Subject Property is not suspected to affect the air quality of the surrounding area and would not require further evaluation under the Clean Air Act. The Subject Property appears to be in compliance with the Clean Air Act. See Section 2.0 for additional information.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Massachusetts' coastal zone extends 100 feet inland of specified major roads, RR tracks, or other visible right of ways which are located within a half mile of coastal waters or salt marshes. The coastal zone includes all islands, transitional and intertidal areas, and coastal wetlands and beaches. In instances where the road boundary excludes significant resource areas, the boundary line may depart from the road to encompass. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The Subject Property appears to be in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	With the exception of listings on the Asbestos database and identified lead-based paint (LBP), the identified Federal, State and Tribal Agency Database listings are not considered an environmental concern to the Subject Property based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient and/or nature/extent of contamination. If disturbance of ACM is identified as a hazard on these projects, an appropriate hazmat scope will be incorporated in the Bid Specifications and in the contract of the General Contractor. Removal of unanticipated ACM, if found, will benefit future residents. If disturbance of lead-based paint is identified as a hazard on these projects, an appropriate hazmat scope will be developed and a subcontractor will be retained by the General Contractor to remove / dispose of LBP

		following all applicable local, state, and Federal regulations. Removal of LBP, if appropriate, will benefit future residents. See above in Section 2.0 for additional information.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Due to the nature of the activities involved in the Subject Property, the Subject Property will have No Effect. This project appears to be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed HUD-assisted Subject Property does not include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). Additionally, this project does not include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion. The Subject Property appears to be in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The Subject Property is currently developed. The Subject Property appears to be in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	EBI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Map, Community Map Panel # 25021C0053E, dated July 17, 2021. The Subject Property Flood Zone Determination appears to be Zone X, defined as an area outside the 100 and 500 year floodplains. As such, no further action appears warranted regarding this factor. This project does not occur in a floodplain. The Subject Property appears to be in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	According to the National Register of Historic Places (NRHP), the Subject Property is not located on or within a property or district listed in the NRHP. EBI submitted a Section 106 request to the Massachusetts SHPO. The Massachusetts SHPO reported that based upon review of materials submitted, it determined that the project was unlikely to affect significant historic or archaeological resources. See Appendix D. Additionally, the Brookline Preservation

		Commission reviewed the proposed scope of work and determined that no additional review from the Preservation Commission was required.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No new construction or substantial rehabilitation is proposed for the Subject Property as related to this Project. The project is not located within 5-miles of a civil airport/15-miles of a military airport. Logan International, Norwood Memorial, and Hanscom Field airports are within 15 miles of the Subject Property, however these airports are for public use (non-military). The Subject Property is located within 1,000 feet of a busy road. Boylston Street is located approximately 140 feet north of the site. The Subject Property is not located within 3,000-feet of a railroad.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The Subject Property is not located on a sole source aquifer area. Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The Subject Property appears to be in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No new construction is proposed for the Subject Property as related to this Project. According to the NWI Wetlands Map, there are no wetland areas on the Subject Property. The Subject Property appears to be in compliance with Executive Order 11990.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	According to the National Park Service, US Department of the Interior, Nationwide Rivers Inventory, the Subject Property is not within proximity of a Wild and Scenic River System. The Subject Property appears to be in compliance with the Wild and Scenic Rivers Act.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No Recognized Environmental Concerns were identified in the project's total environmental review, and no adverse environmental impacts were identified in the Subject Property's total environmental review. The Subject Property appears to be in compliance with Executive Order 12898.

KICKHAM APARTMENTS

Compliance Factors: Statutes,	Are formal	Compliance determinations
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<p>Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>compliance steps or mitigation required?</p>	
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on a review of the Federal Aviation Administration (FAA) circle search for airports and the EPA NEPAassist mapping tool, the Subject Property is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The FAA circle search identified <i>Brigham and Women’s Hospital</i> and <i>Boston Medical Center Hospital</i>; however, these listings are associated with heliports for emergency medivac services. The Subject Property appears to be in compliance with Airport Hazards requirements.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the Coastal Barrier Resources System Mapper, the Subject Property is not located within a CBRS unit. Therefore, this project has no potential to impact a CBRS Unit and appears to be in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>EBI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Map, Community Map Panel # 25021C0053E, dated July 17, 2021. The Subject Property Flood Zone Determination appears to be Zone X, defined as an area outside the 100 and 500 year floodplains. 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 Subject Property appears to be in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the nature of the Subject Property, no new construction or conversion of land use is planned and the Subject Property is not suspected to affect the air quality of the surrounding area and would not require further evaluation under the Clean Air Act. The Subject Property appears to be in compliance with the Clean Air Act.</p>

<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Massachusetts' coastal zone extends 100 feet inland of specified major roads, RR tracks, or other visible right of ways which are located within a half mile of coastal waters or salt marshes. The coastal zone includes all islands, transitional and intertidal areas, and coastal wetlands and beaches. In instances where the road boundary excludes significant resource areas, the boundary line may depart from the road to encompass. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The Subject Property appears to be in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>With the exception of listings on the Asbestos database, the identified Federal, State and Tribal Agency Database listings are not considered an environmental concern to the Subject Property based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient and/or nature/extent of contamination. TPH were detected in soil at a concentration greater than the applicable Massachusetts Contingency Plan (MCP) Reportable Concentration at the Kickham Apartments in 1997. A Class A-2 RAO, dated 06/16/2009, was submitted to the MassDEP, indicating a permanent solution. If disturbance of ACM is identified as a hazard on these projects, an appropriate hazmat scope will be incorporated in the Bid Specifications and in the contract of the General Contractor. Removal of unanticipated ACM, if found, will benefit future residents. See above in Section 2.0 for additional information.</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Due to the nature of the activities involved in the Subject Property, the Subject Property will have No Effect. This project appears to be in compliance with the Endangered Species Act.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed HUD-assisted Subject Property does not include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). Additionally, this project does not include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion. The Subject</p>

		Property appears to be in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The Subject Property is currently developed. The Subject Property appears to be in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	EBI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Map, Community Map Panel # 25021C0053E, dated July 17, 2021. The Subject Property Flood Zone Determination appears to be Zone X, defined as an area outside the 100 and 500 year floodplains. As such, no further action appears warranted regarding this factor. This project does not occur in a floodplain. The Subject Property appears to be in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>According to the National Register of Historic Places (NRHP), the Subject Property is not located on or within a property or district listed in the NRHP.</p> <p>EBI submitted a Section 106 request to the Massachusetts SHPO. The Massachusetts SHPO reported that based upon review of materials submitted, it determined that the project was unlikely to addect significant historic or archaeological resources. See Appendix D.</p> <p>Additionally, the Brookline Preservation Commission reviewed the proposed scope of work and determined that no additional review from the Preservation Commission was required.</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No new construction or substantial rehabilitation is proposed for the Subject Property as related to this Project. The project is not located within 5-miles of a civil airport/15-miles of a military airport. Logan International, Norwood Memorial, and Hanscom Field airports are within 15 miles of the Subject Property, however these airports are for public use (non-military). The Subject Property is located within 1,000 feet of a busy road. Beacon Street is located approximately 800 feet north of the site. The Subject Property is not located within 3,000-feet of a railroad.

<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Subject Property is not located on a sole source aquifer area. Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The Subject Property appears to be in compliance with Sole Source Aquifer requirements.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No new construction is proposed for the Subject Property as related to this Project. According to the NWI Wetlands Map, there are no wetland areas on the Subject Property. The Subject Property appears to be in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Park Service, US Department of the Interior, Nationwide Rivers Inventory, the Subject Property is not within proximity of a Wild and Scenic River System. The Subject Property appears to be in compliance with the Wild and Scenic Rivers Act.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No Recognized Environmental Concerns were identified in the project's total environmental review, and no adverse environmental impacts were identified in the Subject Property's total environmental review. The Subject Property appears to be in compliance with Executive Order 12898.</p>

Field Inspection (Date and completed by): **June 28, 2022, Jill Lamphear, EBI Consulting**

Summary of Findings and Conclusions:

EBI recommends no further action or investigation at this time, with the exception of proper management and removal of any disturbed ACM or LBP, as needed.

5.0 MITIGATION MEASURES AND CONDITIONS


Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances	If disturbance of ACM is identified as a hazard on these projects, an appropriate hazmat scope will be incorporated in

	the Bid Specifications and in the contract of the General Contractor. If disturbance of lead-based paint is identified as a hazard on these projects, an appropriate hazmat scope will be developed and a subcontractor will be retained by the General Contractor to remove / dispose of LBP following all applicable local, state, and Federal regulations.
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6.0 DETERMINATION

- This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RRF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).



Preparer Signature: _____ Date: June 29, 2022

Name/Title/Organization: Maura Kelly, Program Manager, EBI Consulting

Responsible Entity Agency Official Signature:

_____ Date: _____

Name/Title: _____

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).

Attachments:

- A: Photographs
- B: Figures
- C: Supporting Documentation
- D: EDR Database Report and Historic Resources
- E: 5-year Budget Plan

REFERENCES

Airport Clear Zones and Accident Potential Zones:	https://www.epa.gov/nepa/nepassist https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm
Coastal Management Act:	https://coast.noaa.gov/czm/mystate/
Coastal Barrier Resources:	https://www.fws.gov/CBRA/Maps/Mapper.html
Floodplain Management and Insurance:	https://msc.fema.gov/portal/home https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book
Historic Preservation:	https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466 TBD
Noise Abatement and Control:	https://www.epa.gov/nepa/nepassist
Sole Source Aquifers:	https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b
Wetlands:	https://www.fws.gov/wetlands/
Wild and Scenic Rivers:	https://www.rivers.gov/map.php https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88daee0e353142
HUD Environmental Review Site:	https://www.hudexchange.info/resources/?topic=%5B%22Environmental%20Review%22%5D&relmat=1&q=&tt=&predefdr=&orderby=searchDate&loc=%5B%5D&ct=%5B%5D&dr=&na=0&cp=1#poc
Toxic Chemicals & Radioactive Materials:	The EDR Radius Map™ Report with GeoCheck®; Inquiry Number: 07032470.2r, dated June 27, 2022