

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

**Project Information**

**Project Name:** 2018 CDBG TCF - City of Elgin Infrastructure Improvements Project  
(Water and Sewer Service for Elgin NH Management, LLC - Nursing Home)

**Responsible Entity:** City of Elgin, 310 North Main Street, Elgin, Bastrop County, TX 78621

**Grant Recipient** (if different than Responsible Entity):

**Certifying Officer Name and Title:** Thomas Mattis, City Manager

**State/Local Identifier:** TBD

**Preparer:** Langford Community Management Services, Inc., 2901 County Road 175, Elgin, TX 78641-1608

**Consultant** (if applicable): Langford Community Management Services, Inc.  
2901 County Road 175, Leander, TX 78641-1608  
(512) 452-0432, judy@lcmsinc.com

**Direct Comments to:** Judy Langford, Grant Administrator, Langford Community Management Services, Inc., judy@lcmsinc.com, (512) 452-0432

**Project Locations:**

**Water Location:** On Roy Rivers Road, from the existing water line on Hwy 290 (approximately 30.351721, -97.390228), to the proposed site (30.344546, -97.398787). The water line will be installed along city-owned protected easement.

**Sewer Location:** On Roy Rivers Road, from south of Lee Dildy Blvd. (approximately 30.348284, -97.394272), to the proposed site (30.345636, -97.397968). The sanitary sewer line will be installed along city-owned protected easement.

The tentative address of the nursing home is 266 Roy Rivers Road, Elgin, TX 78621.

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

**Water Improvements:** Contractor shall install 4,400 l.f. of 12" water line, with bore steel encasement, valves, fittings, trench safety, fire hydrant, and necessary appurtenances.

**Sewer Improvements:** Contractor shall install approximately 2,500 l.f. of 8" sewer line, 18" steel casing, manholes, trench protection, and necessary appurtenances.

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

There is only one other assisted living facility in the City of Elgin. As the elderly population group continues to age (currently 10.3%), these citizens may not be able to live on their own and will rely on others for assistance. The proposed facility will allow them to stay in their community to live out the remainder of their lives, and to not have to move to a facility in another city. The nursing home will be approximately 44,500 s.f.

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

In order for Elgin NH Management, LLC to open its business (nursing home) in the City of Elgin, water and sewer infrastructure are required to be extended to the proposed property in the Business Park, where they currently do not exist.

**Funding Information**

| Grant Number | HUD Program          | Funding Amount |
|--------------|----------------------|----------------|
| TBD          | CDBG TCF             | \$1,000,000    |
|              | Private Lender Funds | \$ 951,200     |
|              | Local Funds          | \$1,050,000    |

**Estimated Total HUD Funded Amount:** \$1,000,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$3,001,200

**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.

| 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  |
|---|---|--|
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>   |   |  |
| <b>Airport Hazards</b><br><br>24 CFR Part 51 Subpart D  | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | There are neither civilian airports within 2,500 feet of the project site nor a military airport within 15,000 feet. The nearest NPIAS airport is the Taylor Municipal Airport, approximately 15 miles north of the project site. The nearest military airport is Ft. Hood, approximately 55 miles to the northwest. There will be no adverse effects from airport hazards.<br><br>Attachment 1: AirNav.com Airport Search Results, NPIAS Texas Southeast Map, Active Military Installations 2012 Map, and Google maps for distance. |
| <b>Coastal Barrier Resources</b><br><br>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]          | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The City of Elgin is approximately 149 miles from the nearest CBRS Unit, and will have no adverse effect on coastal barrier resources.<br><br>Attachment 2: USFWS Coastal Barrier Resources System Map.  |
| <b>Flood Insurance</b><br><br>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The City of Elgin participates in FEMA’s National Flood Program. The proposed infrastructure and nursing home project areas are in Zone X, and are not in the 100-Year Floodplain.<br><br>Attachment 3: FEMA Communities Participating in the National Flood Program excerpt page, and FEMA FIRM 48021C0075E, Panel 75 of 625, dated 1/19/06.  |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>   |   |  |

|   |   |   |
|---|---|---|
| <p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>These project activities will provide sewer infrastructure in order to allow Elgin NH Management, LLC to begin business in the City of Elgin (new nursing home). Bastrop County is not in an 8-hour Ozone Nonattainment Area, but is part of the Austin Early Action Compact Area. Compliance is met. There will be no adverse effect on or from air quality.</p> <p>Attachment 4: TCEQ Texas Nonattainment and Near Nonattainment Areas map.</p>  |
| <p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>                     | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>Elgin is approximately 87 miles from Harris County, which is the closest of the Texas Coastal Management Program area counties. There will be no adverse effect on the coastal zone.</p> <p>Attachment 5: GLO Texas Coastal Management Program map and EPA NEPAAssist map for distance.</p>  |
| <p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>                            | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>EPA NEPAAssist Map EPA Facilities Search Results:<br/> <u>RCRA</u>: (1) Walmart Supercenter #3170: approximately .50 miles from the nursing home site; Active; No Violation Compliance Status for at least the last 12 months; no adverse effect.as right at recommended distance.</p> <p>TCEQ Central Registry query results:<br/> <u>Brownfield Site Assessment Program</u>: No results.<br/> <u>Industrial and Hazardous Waste Corrective Action</u>: None active within ½ mile.<br/> <u>Industrial and Hazardous Waste</u>: None active within ½ mile.<br/> <u>Industrial and Hazardous Waste Non-Permitted</u>: None active within ½ mile.<br/> <u>Leaking Petroleum Storage Tank Remediation</u>: None active within ½ mile.<br/> <u>Municipal Solid Waste Disposal</u>: None active within ½ mile.<br/> <u>Municipal Solid Waste Non-Permitted</u>: None active within 1/2 mile.<br/> <u>Municipal Solid Waste Processing</u>: None active within ½ mile.<br/> <u>Municipal Solid Waste Remediation</u>: No results.<br/> <u>Petroleum Storage Tank Non-Registered</u>: No USTs on the property or adjoining properties.<br/> <u>Petroleum Storage Tank Registration</u>: No USTs on the property or adjoining properties. See Explosive and Flammable section for AST results.<br/> <u>Radioactive Waste Disposal</u>: No results.<br/> <u>Radioactive Waste Storage &amp; Processing</u>: No results.<br/> <u>Superfund</u>: No results.</p> <p>Hazardous Materials Search Results via NETROnline Environmental Radius Report (unless otherwise stated) with one-mile radius:<br/> <u>NPL</u>: None<br/> <u>Delisted NPL (EPA)</u>: None.<br/> <u>CERCLIS</u>: None.<br/> <u>CERCLIS NFRAP</u>: None.<br/> <u>RCRA CORRACTS</u>: None.<br/> <u>RCRA non-CORRACTS</u>: None.</p> |

|   |   |  |
|---|---|--|
|   |   | <p><u>RCRA Generators</u>: None.<br/> <u>IC</u>: None.<br/> <u>ERNS</u>: None.<br/> <u>Landfills</u>: None.<br/> <u>Leaking Petroleum Storage Tank</u>: None.<br/> <u>Registered Storage Tank</u>: No USTs on the property or adjoining properties.<br/> <u>Voluntary Cleanup Program</u>: None.<br/> <u>ACRES/Brownfields</u>: None.</p> <p>There will be no adverse effect from contamination or toxic substances.</p> <p>Attachment 6: TCEQ Central Registry Query Summary Sheet and supporting documentation, Hazardous Materials Search Results Summary Sheet, NETROnline Environmental Radius Report, EPA NepAssist EPA Facilities Map and supporting documentation.</p>   |
| <p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> | <p>Yes    No<br/> <input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>An Official Species List was obtained from the USFWS Austin Ecological Services Field Office which states that there are no critical habitats on the project site (infrastructure and nursing home). The TPWD Annotated County List of Rare Species for Bastrop County was also reviewed. Each listed Threatened and Endangered species was analyzed against the project location, and it was determined that there will be no effect on endangered species.</p> <p>Attachment 7: USFWS Official Species List and TPWD Annotated County List of Rare Species in Bastrop County”.</p>  |
| <p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>                                   | <p>Yes    No<br/> <input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>Per the TCEQ search, there are no ASTs within one mile of the proposed nursing home site.</p> <p>Regarding the nursing home’s generator/tank: Per Scott Branton, AIA by email on 5/2/18 “<i>the protocol is to have enough fuel for the generator to run for 48 hours. Typically, and most likely in this situation, that will mean a 1,000 gallon fuel tank. The generator and fuel tank come as one package. The generator sits on top of the fuel tank. The generator itself is enclosed inside a metal shell with locked doors. It exhausts through the roof of the shell. The entire package is installed a minimum of 50 feet away from any habitable space, and further if space allows. Thermal radiation outside the shell is extremely minimal.</i>” He further states that because the tank is double-walled, there is no need for it to be diked. There will be no adverse effect from explosive and flammable hazards.</p> <p>Attachment 8: TCEQ Central Registry Query Regulated Entity Search Results for PST Registered and Non-Registered (for ASTs from other entities), Scott Branton email and sketch of intended location.</p> |
| <p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b)</p> | <p>Yes    No<br/> <input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The nursing home site consists of approximately 41% Behring clay loam with 1-3% slopes (prime farmland), 27% Wilson clay loam with 1-3% slopes (farmland of statewide importance), 19% Crockett fine sandy loam with 1-3%</p>   |

|   |   |  |
|---|---|--|
| <p>and 1541; 7 CFR Part 658</p>   |   | <p>slopes (farmland of statewide importance), 12% Wilson clay loam with 0-1% slopes (farmland of statewide importance), and 1% Ferris clay with 5-20% slopes (not prime farmland).</p> <p>The water and sanitary sewer lines will be installed in city-owned protected easements.</p> <p>Project information was submitted via email to Mr. Carlos J. Villarreal, Soil Scientist with the USDA Natural Resources Conservation Service (NRCS) for concurrence on 4/13/18. In his response letter dated and emailed on 4/20/18, Mr. Villarreal states that “(1) the installation of below-ground water and sewer lines is not considered as a permanent conversion of farmland and is exempt from provisions of FPPA”. “The proposed site for the nursing home contains areas of Prime and Statewide Important Farmland and we have completed the Farmland Conversion Impact Rating form (AD-1006) for the proposed site. The combined rating of the site is 128. The FPPA law states that sites with a rating less than 160 will need no further consideration for protection and no additional evaluation is necessary. We encourage the use of accepted erosion control methods during the construction of this project.” “Additionally, the proposed site does not involve USDA-NRCS floodwater retarding structures (FRS) or Wetland Reserve Program (WRP) conservation easements on or near the project area. We recommend that the entities developing these areas continue coordination with appropriate jurisdictional bodies to ensure other easements are not interrupted.”</p> <p>There will be no adverse effect on farmlands.</p> <p>Attachment 9: USDA NRCS consultation and approval correspondence and USDA NRCS Web Soil Survey.</p> |
| <p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>                               | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The proposed infrastructure and nursing home project areas are in Zone X, and are not in the 100-Year Floodplain.</p> <p>Attachment 10: FEMA FIRM 48021C0075E, Panel 75 of 625, dated 1/19/06.</p>  |
| <p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>A Request for SHPO consultation was submitted online to THC on 4/24/18. THC gave approval, by email dated 5/7/18 which stated that per Above-Ground Resources “no historic properties present or affected”. For Archeology Comments, the email stated “No historic properties present or affected. However, if buried cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC’s Archeology Division.... to consult on further actions that may be necessary to protect the cultural remains. THC/THPO concurs with information provided”.</p> <p>The City mailed and emailed letters to each Tribe listed on the HUD Tribal Directory Assessment Information for Bastrop County, on 5/7/18. The Tribes of interest in</p>  |

|   |   |  |
|---|---|--|
|   |   | <p>Bastrop County are:</p> <ol style="list-style-type: none"> <li>1) Alabama-Coushatta Tribe of Texas; No response.</li> <li>2) Apache Tribe of Oklahoma; No response.</li> <li>3) Comanche Nation –Oklahoma; Responded by email and letter dated 7/2/18 that they have “No Properties” of interest in the area.</li> <li>4) Coushatta Tribe of Louisiana; No response.</li> <li>5) Tonkawa Tribe of Indians of Oklahoma; No response</li> <li>6) Wichita and Affiliated Tribes (Wichita, Keechi, Waco &amp; Tawakonie), Oklahoma. No response.</li> </ol> <p>There will be no adverse effect on Historic Preservation.</p> <p>Attachment 11: THC approval correspondence, and Tribal correspondence.</p>  |
| <p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The infrastructure project alone does not constitute a noise assessment; however, the proposed nursing home is a “sensitive use” facility which requires a noise assessment.</p> <p><u>Roadway:</u> The nearest qualifying roadway is approximately 2,094-feet from the proposed nursing home site, per the TxDOT Statewide Planning Map; therefore, there is no roadway DNL calculation.</p> <p><u>Railroad:</u> According to the U.S. Department of Transportation Federal Railroad Administration (FRA) map, there is one set of railroad tracks within 3,000-feet of the proposed nursing home site. The proposed nursing home site is approximately 819-feet (per Google maps) from the Capital Metropolitan Transportation Authority (CMTA) track which is also utilized by Austin Western Railroad (AWRR) and Southern Illinois Railcar Incorporated (ATCX), per the U.S. DOT Crossing Inventory Form and the FRA railroad crossing mapper. The rail DNL calculated to 41.611 on the HUD Exchange DNL Calculator.</p> <p><u>Airport:</u> The nearest qualifying NPIAS airport to the proposed nursing home site is Austin-Bergstrom International Airport, per the National Plan of Integrated Airport Systems (NPIAS) map. An approximate distance of 18.86 miles was calculated using Google Maps. As this distance is beyond the recommended nearest distance, there is no airport calculation.</p> <p>The <u>Combined DNL</u> for the noise assessment is 41.611, which is well within the acceptable range of &lt;65 dbl.</p> <p>There will be no adverse effects from noise.</p> <p>Attachment 12: HUD Exchange DNL Calculator and supporting documentation.</p> |
| <p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>                  | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project area is approximately 25 miles northeast of the Edwards Aquifer. There will be no adverse effect on sole source aquifers.</p> <p>Attachment 13: EPA Region 6 Sole Source Aquifers map and EPA NEPAssist map showing distance.</p>   |
| <p><b>Wetlands Protection</b></p>   | <p>Yes    No</p>  | <p>The USFWS National Wetland Inventory map indicated there may be a few Freshwater Pond Wetlands on the</p>   |

|  |   |   |
|--|---|---|
| Executive Order 11990, particularly sections 2 and 5   | <input type="checkbox"/> <input checked="" type="checkbox"/>        | nursing home site. The services of Carbon 12, Inc. were contracted to perform a Wetland Delineation for any potential wetlands of waters of the U.S. and develop a Wetland Delineation Report per the <i>1987 Corps of Engineers Wetland Delineation Manual</i> . The examination of the potential wetlands reveals there are no wetlands present on the nursing home site. There will be no adverse effects on wetlands.<br><br>Attachment 14: Wetland Delineation Report by Carbon 12, Inc. |
| <b>Wild and Scenic Rivers</b><br><br>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | The project area is approximately 261 miles from the portion of the Rio Grande River that is classified as a Wild and Scenic River. There are no Study Rivers in Texas. There are no NRI rivers in Bastrop County. There will be no adverse effect on wild and scenic rivers.<br><br>Attachment 15: National Wild and Scenic Rivers System results, EPA NEPAassist map for distance, National Park Service National River Inventory List, and Rivers.gov Wild & Scenic River Studies.         |
| <b>ENVIRONMENTAL JUSTICE</b>   |   |   |
| <b>Environmental Justice</b><br><br>Executive Order 12898  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | There were no adverse environmental impacts identified in any other compliance review portion of this project's total environmental review. There are no environmental impacts that are disproportionately high for low-income and/or minority communities. There will be no adverse effect on environmental justice.<br><br>Attachment 16: EPA EJScreen ACS Summary Report, and Minority and Poverty maps.   |

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

| Environmental Assessment Factor | Impact Code | Impact Evaluation   |
|---------------------------------|-------------|---|
| <b>LAND DEVELOPMENT</b>         |             |   |
| Conformance with Plans          | 2           | This economic development project will provide public infrastructure in |

|  |                    |   |
|--|--------------------|---|
| / Compatible Land Use and Zoning / Scale and Urban Design      |                    | <p>the form of water and sewer improvements for the City of Elgin in support of a planned nursing home facility. There is currently no water or sewer service to the proposed nursing home site. The nursing home will be located along Roy Rivers Road, off of US-290 in Elgin. Elgin's Comprehensive Plan included planning for Institutional facilities in the area that is denoted on the map. The current zoning of the proposed nursing home site is a (PDD) Planned Development District. The nursing home is compatible with planned land use and zoning.</p> <p>Attachment 17: City of Elgin Zoning Map and Future Land Use and Development Plan Map (from Comprehensive Plan).</p>  |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | 2                  | <p>According to the project engineer for the infrastructure project, Beau Perry, P.E., with TRC, there are no known soil problems in the project areas, nor will any soil testing be required, for the water and sanitary sewer line extensions. Soil conditions will be evaluated for the construction of the nursing home by the project engineer for that phase. There will be no adverse effect from soil problems.</p>   |
| Hazards and Nuisances including Site Safety and Noise          | 2                  | <p>There are no natural hazards or nuisances on or near the project sites, such as cliffs, bluffs, crevices, landslides, volcanoes, faults or fractures. There are no man-made site hazards on or near the project sites, such as chemical tank-car terminals, oil or gas wells, quarries, etc. The sites have not been used as a dump, sanitary landfill or mine waste disposal area. Best management practices will be observed for site safety during construction.</p> <p>The infrastructure project alone does not constitute a noise assessment; however, the proposed nursing home is a "sensitive use" facility which requires a noise assessment. A Noise assessment was done via the HUD Exchange DNL Calculator. Reference Attachment 12 for results. Noise created during project activities will be temporary until the project is completed.</p> <p>Reference Attachment 12, Noise Abatement and Control, and the Project Description, site maps and site photos.</p> |
| Energy Consumption   | 2                  | <p>The infrastructure improvements are not of the type that would entail energy saving measures. Energy-saving measures will be utilized in the nursing home facility.</p> <p>Reference the Project Description.</p>  |
| <b>Environmental Assessment Factor</b>                         | <b>Impact Code</b> | <b>Impact Evaluation</b>  |
| <b>SOCIOECONOMIC</b>   |                    |   |
| Employment and Income Patterns                                 | 1                  | <p>The infrastructure improvements alone will not create a permanent change to employment or income patterns in the project area; however, Elgin NH Management, LLC will create 50 permanent new jobs with the completion of the new nursing home facility. Of the 50 total jobs, 51% or more of all the jobs created will be filled by LMI persons as defined by HUD for the County of Bastrop. Part-time jobs will be at least 20 hours, and full-time jobs will be at least 35 hours. The breakdown of the 50 jobs is: 3 Officials and Managers, 8 Professionals, 6 Operatives (semi-skilled), 13 Technicians, 1 Laborer and 19 Service Workers. There will be no adverse effect on employment and income patterns.</p> <p>Attachment 18: Elgin NH Management, LLC letter re: jobs.</p>  |
| Demographic Character Changes, Displacement                    | 2                  | <p>The project site is within a census tract that meets the criteria for LMI, and the jobs created will be located within that census tract. As a result</p>  |



|  |             | <p>of the project, Elgin NH Management, LLC will create 50 permanent new jobs with the completion of the new nursing home facility. Of the 50 total jobs, 51% or more of all the jobs created will be filled by LMI persons as defined by HUD for the County of Bastrop. The project activities to provide water and sewer infrastructure improvements will not displace any individuals or families, or change the demographics which are predominantly LMI. There will be no adverse effect on demographic character changes or displacement.</p> <p>Reference the Project Description, site maps and site photos.</p>   |
|--|-------------|--|
| Environmental Assessment Factor          | Impact Code | Impact Evaluation  |
| <b>COMMUNITY FACILITIES AND SERVICES</b> |             |  |
| Educational and Cultural Facilities      | 2           | <p>Educational Facilities: Neidig Elementary School is the nearest of the Elgin ISD Schools to the proposed nursing home site, at just over one mile north. Elgin High School is further north at 1.3 miles, and the other schools are over one mile north and northeast of the proposed nursing home site. The nursing home will be constructed within the Business Park, and will not adversely affect the safe access or established routes to any schools. The nursing home population will be above school-age, and there will be no increase to student population from the residents at the nursing home; however, jobs created by the new nursing home could result in new families in the community (for the 50% or less that are not from the area) with school-age children. There will be no adverse effect on educational facilities.</p> <p>Cultural Facilities: The Elgin Depot Museum is located approximately 1.7 miles east of the proposed nursing home site. Elgin Public Library is located approximately 1.6 miles to the northeast. There will be no adverse effect on the access to or availability of these resources.</p> <p>Attachment 19: City of Elgin Public Facilities Map (from Comprehensive Plan) and Google Maps. Also reference the Project Description.</p> |
| Commercial Facilities                    | 1           | <p>The new nursing home will be constructed in the Business Park between US-290 and Littig Road. Besides the water and sewer infrastructure, there will be an extension of Roy Rivers Road to allow access to the nursing home. Future roadway installation will extend Lee Dildy Blvd., Saratoga Farms Blvd. and a (unnamed) roadway that will extend from south of the nursing home site to the west. Future development potential in the Business Park is promising once the proposed infrastructure is completed. There will be a beneficial effect on commercial facilities.</p> <p>Reference the site maps and site photos.</p>  |
| Health Care and Social Services          | 1           | <p>The infrastructure project alone will create no change to the population; however, the proposed new nursing home will be able to accommodate approximately 118 residents at full capacity. The nursing home will provide health care and social services to its residents. In the event that they are needed, health care facilities are relatively close to the proposed new nursing home that will be located in the Business Park off of US-290. Walmart Pharmacy is approximately .50 miles to the northeast, and CVS Pharmacy is approximately .67 miles to the northeast. Elgin Medical Center is approximately 1.78 miles to the northeast. There are a few other medical offices located in the City of Elgin. There will be no adverse effect on health care and social services.</p> <p>Social Services: The Human Services Department is approximately 1.71 miles northeast of the proposed nursing home site. Other social service</p>  |

|                                  |   |  |
|----------------------------------|---|--|
|                                  |   | <p>resources, at similar distances, are: Advocacy Outreach, Elgin WIC Clinic and Senior Citizens Aid.</p> <p>There will be no adverse effect on the existing health care and social services from the nursing home population. Many of these services will be provided within the nursing home to the residents.</p> <p>Attachment 20: Mapquest map of medical/health resource locations. Also reference Project Description.</p>  |
| Solid Waste Disposal / Recycling | 2 | <p>The city contracts with Republic Services, located on Johnny Morris Road (N. FM 973) in Austin for solid waste disposal and recycling service. Solid waste generated by the water and sewer improvements project activities will be disposed of properly. The nursing home will generate solid waste and hazardous medical waste. The nursing home will establish their method of solid waste disposal. There will be no adverse effect on solid waste disposal or recycling.</p> <p>Reference the Project Description, site maps and site photos.</p>  |
| Waste Water / Sanitary Sewers    | 1 | <p>There are presently no sanitary sewer services on the proposed nursing home site. This infrastructure project will provide sewer (and water) service for the proposed nursing home by connecting to the existing infrastructure along Roy Rivers Road and extending it to the site.</p> <p><u>Sewer Improvements:</u> Contractor shall install approximately 2,500 l.f. of 8" sewer line, 18" steel casing, manholes, trench protection, and necessary appurtenances.</p> <p><u>Sewer Location:</u> On Roy Rivers Road, from south of Lee Dildy Blvd. (approximately 30.348284, -97.394272), to the proposed site (30.345636, -97.397968). The sanitary sewer line will be installed along city-owned protected easement.</p> <p>The sewer (and water) improvements are the minimum necessary to allow Elgin NH Management, LLC to begin operations in the Business Park with a new nursing home. According to Beau Perry, P.E., Vice President of TRC, the existing sewer system is adequate to accommodate this new business. There will be no adverse effect on waste water and sanitary sewers.</p> <p>Reference the Project Description and utility site maps.</p> |
| Water Supply                     | 1 | <p>There are presently no water services on the proposed nursing home site. This infrastructure project will provide water (and sewer) service for the proposed nursing home by connecting to the existing infrastructure along US-290 and extending it down Roy Rivers Road to the site.</p> <p><u>Water Improvements:</u> Contractor shall install 4,400 l.f. of 12" water line, with bore steel encasement, valves, fittings, trench safety, fire hydrant, and necessary appurtenances.</p> <p><u>Water Location:</u> On Roy Rivers Road, from the existing water line on Hwy 290 (approximately 30.351721, -97.390228), to the proposed site (30.344546, -97.398787). The water line will be installed along city-owned protected easement.</p> <p>The water (and sewer) improvements are the minimum necessary to allow Elgin NH Management, LLC to begin operations in the Business Park with a new nursing home. According to Beau Perry, P.E., Vice President of TRC, the existing water resources are adequate to accommodate this new business. The city's water comes from four wells located in the Carrizo/Wilcox aquifer formation, per Doug Prinz, City</p> |

|  |             |   |
|--|-------------|---|
|  |             | <p>Manager. There will be no adverse effect on the water supply.</p> <p>Reference the Project Description and utility site maps.</p>  |
| Public Safety - Police, Fire and Emergency Medical | 2           | <p>This project will provide water and sewer improvements for the City of Elgin in support of Elgin NH Management, LLC for a new nursing home on Roy Rivers Road. The Elgin Fire Department and Police Department are both located mid-town, approximately 1.5 miles east of the proposed nursing home site. There will be no change to the access to or from emergency services. Access to the nursing home in the Business Park can be gained by at least 3 routes once the roadways within the Business Park are complete. Google Maps shows an approximate 6-minute drive time for <i>normal</i> travel, using the Central Avenue to Littig Road route. The other routes will be on Roy Rivers Road from US-290, and Saratoga Farms Blvd. from US-290. Public safety services will not be adversely affected.</p> <p>Attachment 21: City of Elgin Public Facilities Map (from Comprehensive Plan) and Google Map. Also reference the Project Description.</p> |
| Parks, Open Space and Recreation                   | 2           | <p>The nearest park/recreation area to the nursing home site is approximately .91 miles north, Shenandoah Soccer Park and Greenbelt. Memorial Park is approximately 1.18 miles northeast of the nursing home site, and Veterans Memorial Park is approximately 1.66 miles east of the nursing home site. Access and availability of these parks/recreation areas will not be adversely affected by the new nursing home in the Business Park.</p> <p>Attachment 22: City of Elgin Existing Parks and Recreation Facilities Map (from Comprehensive Plan) and Google Map. Also reference the Project Description.</p>  |
| Transportation and Accessibility                   | 1           | <p>This project will provide public water and sewer service for the City of Elgin in support of Elgin NH Management, LLC for a proposed nursing home on Roy Rivers Road off of US-290. The roadways that will be constructed in the Business Park, where the nursing home will be constructed, will provide access to the nursing home, and can be utilized as through streets to US-290 and Littig Road. There will be beneficial effect on transportation and accessibility.</p> <p>Reference the Project Description and site maps.</p>  |
| Environmental Assessment Factor                    | Impact Code | Impact Evaluation   |
| <b>NATURAL FEATURES</b>                            |             |   |
| Unique Natural Features, Water Resources           | 2           | <p>A Tributary of Wilbarger Creek runs just north of the nursing home site. There are no unique natural features on or near the project site, such as sand dunes, waterfalls, unique rock outcroppings, canyons and petrified forests. Detention Ponds are planned within the Business Park to assist with storm water collection and managed drainage. The water infrastructure will be extended from the existing system on US-290 to the nursing home site. The city's water comes from four wells located in the Carrizo/Wilcox aquifer formation, per Doug Prinz, City Manager. There will be no adverse effect on these resources.</p> <p>Attachment 23: EPA NEPAssist map for Water Features. Also reference the Project Description, site maps and site photos.</p>   |
| Vegetation, Wildlife                               | 2           | <p>The infrastructure area is comprised of Cultivated Crops and Shrub/Scrub according to the EPA NEPAssist map for Land Cover. The area has no crops, and has been cleared with the roadway work in progress. The nursing home site area consists of Hay/Pasture and Shrub/Scrub.</p>   |

|               |  |  |
|---------------|--|--|
|               |  | The USFWS Official Species List obtained from the Austin Ecological Services Field Office states that there are no critical habitats in the project areas. The infrastructure and the nursing home project will not create an environmental condition that might threaten the survival of existing vegetation or create conditions favorable to nuisance species.<br><br>Attachment 24: EPA NEPAAssist Map for Land Cover. Also reference the Project Description, site maps, site photos and USFWS Official Species List, Attachment 7. |
| Other Factors |  | None   |

**Additional Studies Performed:** None

**Field Inspection** (Date and completed by): 4/23/18, Melisa Durham

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

|  |                          |   |
|--|--------------------------|---|
| THC  | FEMA                     | GLO   |
| EPA  | EPA NEPAAssist           | USFWS   |
| TPWD   | USDA NRCS                | TCEQ  |
| AirNav.com                                   | Google                   | Beau Perry, P.E., TRC                         |
| NETROnline                                   | Tribes of Bastrop County | Amelia Sanchez, City Secretary, City of Elgin |
| Cindy Metro, LCMS                            | HUD Exchange             | Doug Prinz, Utilities Director, City of Elgin |
| Carlos Villarreal, Soil Scientist, USDA NRCS |                          |   |

**List of Permits Obtained:** None.

**Public Outreach** [24 CFR 50.23 & 58.43]: Final Public Notice, posted on 7/23/18.

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

This project will add water and sewer infrastructure and service to the planned nursing home that will be constructed on a site on the extended Roy Rivers Road, within the Business Park. Roadways are being extended (Roy Rivers Road, Saratoga Farms Blvd., and Lee Dildy Blvd.) for access throughout the Business Park. Once the street, water and sewer infrastructure are in, the city is hopeful that other commercial businesses will follow. These project activities are grouped as Functional Aggregation.

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

**No Action Alternative:** The no action alternative would incur no costs for new infrastructure and would cause no construction-related environmental impact, but would be unable to address the issue of there being no water and sewer service to the proposed nursing home.

**Different Activities or Location:** In choosing a location for the nursing home, the City of Elgin had already made preparation for an institutional business within the Business Park, and included such in their Comprehensive Plan. The current zoning of the property is PDD Planned Development District. The location has easy access off of US-290 and Littig Road (future access). Another location within the City of Elgin would not be a feasible alternative.

**Summary of Findings and Conclusions:**

After a thorough research of all statutes, laws, authorities and executive orders cited at 24 CFR 58, and finding that the proposed project is in compliance with all of the programs and categories concerned, it is determined that there is no significant impact to the environment from these project activities.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

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 |
|---------------------------|--------------------|
| NONE                      | NONE               |

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
**The project will not result in a significant impact on the quality of the human environment.**

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: Melisa Durham – Environmental Specialist  
Langford Community Management Services, Inc.  
2901 County Road 175, Leander, TX 78641-1608  
(512) 452-0432, melisa@lcmsinc.com

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Thomas Mattis, 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).