

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

**Project Information**

| Update Date | Updated By    | Start Date | Deadline Date | End Date   | Justification                                                              |
|-------------|---------------|------------|---------------|------------|----------------------------------------------------------------------------|
| 09/11/2026  | Mike Tobias   | 09/11/2026 | 09/11/2027    |            | Start Date Set                                                             |
| 09/24/2026  | Aaron Keniski | 09/11/2026 | 09/11/2027    | 09/24/2026 | Actual End Date set to Signed Date on Signature and Posting (6320) screen. |

**Project Name:** Third-Rapids-Apartments

**HEROS Number:** 900000010555091

**Start Date:** 09/11/2026

**Estimated End Date:** 09/11/2027

**Actual End Date:** 09/24/2026

**Responsible Entity (RE):** MINNESOTA HOUSING FINANCE AGENCY, 400 Sibley St  
Saint Paul MN, 55101

**RE Preparer:** Aaron Keniski

**State / Local Identifier:** D8698

**Certifying Officer:** James Lehnhoff

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

**Point of Contact:****Consultant (if applicable):****Point of Contact:**

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

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

**Project Location:** , Sartell, MN 56377

**Additional Location Information:**

See attached maps.

**Direct Comments to:** Minnesota Housing Finance Agency  
400 Wabasha Street N, Suite 400  
St. Paul, MN 55102  
Aaron Keniski, 651-539-9602  
aaron.keniski@state.mn.us

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

Third Rapids Apartments will be a 100% Housing Tax Credit community consisting of 48 units, designed to provide accessible housing for a diverse range of residents. The population served will include singles, families, seniors, individuals with disabilities, and high-priority homeless (HPH) households. The project will consist of one four-story building with 48 apartment units and on-site surface parking spaces. Common areas will include a community room and leasing office. Laundry facilities will be in each unit. There will be one access drive from 15th Street South providing direct access to Pine Cone Drive in Sartell, MN. All units at Third Rapids Apartments will be designated for households earning at or below 60% of the MTSP limits for rent and income. Additionally, half of the units will have further affordability restrictions at 50% rents or lower, with seven units (including the four HPH units) set at 30% MTSP income and rent, while five Persons with Disabilities (PWD) units will be limited to 30% MTSP income and 50% MTSP rent limits. The four (4) HPH units will utilize Housing Support rental assistance and the five (5) PWD units will utilize Section 811 Project Rental Assistance (PRA). Eight units, consisting of 2-BR, 3-BR, and 4-BR units will utilize Section 8 project-based

vouchers through the Stearns County HRA. The project will use the environmental clearance under the HUD Risk-Share program in lieu of the Section 811 PRA NOFA requirements. This is allowed as long as the environmental review was completed within the last 5 years and the project description covers the units proposed to be assisted by the Section 811 PRA.

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

Market Analyst Professionals, LLC (MAP) completed a market study for the proposed project in July 2025. MAP found that household growth in the area is forecasted to increase through 2030 with the rate within the Primary Market Area (PMA) higher relative to the overall rate of the state and county. Unemployment rates had been declining in recent years, prior to 2020 and the impacts of the COVID-19 pandemic before recovering in 2021. More recently inflation has become an increasing concern for the economy. MAP has assumed the economy will remain stable through market entry for the subject. Derived demand statistics for the subject suggest sufficient demand to absorb the proposal. Finally, supply side data indicates rents for the subject will be competitively positioned in the area and the subject will be well positioned in the market and competitive with comparable projects which have reported very strong occupancy indicative of strong demand in the area. The proposed project will be a new construction, general occupancy property with one- to four-bedroom apartment units operating under LIHTC guidelines. The most comparable projects to the proposal included units operating under income restriction guidelines, offering similar unit types and in close proximity to the subject. Six LIHTC projects were captured in the survey. Among these, Swisshelm I and II was not included in the rent grid as rents were deemed an outlier. A total of 17 projects responded to the survey; of these, 7 reported operating under LIHTC guidelines for all or a portion of units at an average occupancy of 99.2 percent. The survey encompassed 1,228 units with 256 LIHTC units. The overall occupancy rate for the area was 98.8 percent indicative of strong demand for rental housing throughout the area. Additionally, three market rate projects are included in the rent grid to help gauge hypothetical market rent. The overall occupancy rate for the most comparable projects is 99.1 percent, indicative of strong demand for similar housing.

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

The site is a vacant lot, located in a residential area with an existing multifamily residential in immediate proximity. The subject property is located in a mixed-use residential and agricultural portion of the City of Sartell in Stearns County. Local street access to the subject property is provided from the east by 15th Street South and Pine Cone Road, located approximately 100 feet to the east of the site. Regional access to the subject property is provided by County Road 15 and US Highway 10, located approximately two mile southeast of the subject property. The subject property is currently a larger tract of vacant land that will be subdivided and replatted into the subject parcel consisting of 3.63 acres that will contain the single four-story 48-unit affordable multifamily development. The western portion of the Site consists of

vegetated and wooded areas while the eastern half consists of a cultivated agricultural area.

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

[Site Plan revised Aug 2026.pdf](#)

[Location Map - Third Rapids South.pdf](#)

[General - Photos at Application.pdf](#)

**Determination:**

|   |                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment |
|   | Finding of Significant Impact                                                                                                                                 |

**Approval Documents:**

[Part 58 EA Signature Page - Third Rapids AK JL Signed.pdf](#)

**7015.15 certified by Certifying Officer  
on:**

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

| Grant / Project Identification Number | HUD Program                             | Program Name                                                                             | Funding Amount |
|---------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------|----------------|
| TBD                                   | Housing: Multifamily FHA                | Section 542(c). Multifamily Mortgage Risk-Sharing Programs with Housing Finance Agencies | \$1,400,000.00 |
| TBD                                   | Housing: Multifamily Supportive Housing | Section 811. Supportive Housing for Persons with Disabilities                            | \$55,140.00    |
| TBD                                   | Public Housing                          | Housing Choice Voucher Program                                                           | \$133,332.00   |

**Estimated Total HUD Funded,                      \$1,588,472.00  
Assisted or Insured Amount:**

**Estimated Total Project Cost [24 CFR 58.2 (a)                      \$21,291,601.00  
(5)]:**

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

|                                                                                                                                                     |                                                                     |                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliance Factors:</b><br>Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6                                  | Are formal compliance steps or mitigation required?                 | Compliance determination<br>(See Appendix A for source determinations)                                                                                                                                                                                                         |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>                                                              |                                                                     |                                                                                                                                                                                                                                                                                |
| <b>Airport Hazards</b><br>Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project site is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport as evidenced by the attached map. Therefore, the project is in compliance with Airport Hazards requirements.                                                      |
| <b>Coastal Barrier Resources Act</b><br>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project site is not located in a CBRS Unit as evidenced by the attached map. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.                                                                   |
| <b>Flood Insurance</b><br>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project site will not be located in a FEMA-designated Special Flood Hazard Area according to the attached FEMA Firmette effective 2/16/2012. Therefore, the project is in compliance with flood insurance requirements.                                                    |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>                                                              |                                                                     |                                                                                                                                                                                                                                                                                |
| <b>Air Quality</b><br>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93                                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project will be located in Stearns County, which is in attainment status for all criteria pollutants as evidenced by the attached US EPA Green Book data. Therefore, the project is in compliance with the Clean Air Act.                                                  |
| <b>Coastal Zone Management Act</b><br>Coastal Zone Management Act, sections 307(c) & (d)                                                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project will not be located in the Lake Superior Coastal Program boundary (see attached map). Therefore, the project is in compliance with the Coastal Zone Management Act.                                                                                               |
| <b>Contamination and Toxic Substances</b><br>24 CFR 50.3(i) & 58.5(i)(2)]                                                                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | A Phase I ESA was completed for the project and it did not find any on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property. Therefore, the project is in |

|                                                                                                                                            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                            |                                                                     | compliance with contamination and toxic substances requirements.                                                                                                                                                                                                                                                                                                              |
| <b>Endangered Species Act</b><br>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project has been determined to have No Effect on the federally listed species that may be present in the project area. Therefore, the project is in compliance with the Endangered Species Act without mitigation.                                                                                                                                                       |
| <b>Explosive and Flammable Hazards</b><br>Above-Ground Tanks)[24 CFR Part 51 Subpart C                                                     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Only one stationary aboveground storage tank was found to be located within one mile of the project site at Coborn's to the southeast. The site of the tank is more than 1,200 feet away from the project site, which exceeds the HUD acceptable separation distance for this tank. Therefore, the project is in compliance with explosive and flammable hazard requirements. |
| <b>Farmlands Protection</b><br>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project includes activities that could potentially convert agricultural land to a non-agricultural use, but the project site is located in the Census designated Urban Area for St. Cloud (see attached map). Therefore, the project is in compliance with the Farmland Protection Policy Act.                                                                           |
| <b>Floodplain Management</b><br>Executive Order 11988, particularly section 2(a); 24 CFR Part 55                                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project will not occur in the FFRMS floodplain as evidenced by the attached FEMA Firmette effective 2/16/2012. Therefore, the project is in compliance with Executive Orders 11988 and 13690.                                                                                                                                                                            |
| <b>Historic Preservation</b><br>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on the Section 106 consultation completed for the project, there are No Historic Properties Affected because there are no historic properties present. Therefore, the project is in compliance with Section 106.                                                                                                                                                        |
| <b>Noise Abatement and Control</b><br>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | A noise assessment was conducted for Pine Cone Road and the noise level was found to be acceptable at 64.0 dbs (See attached noise analysis). Therefore, the project is in compliance with HUD's Noise regulation.                                                                                                                                                            |
| <b>Sole Source Aquifers</b><br>Safe Drinking Water Act of 1974, as                                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project will not be located on on the Lake Mille Lacs sole source aquifer area as evidenced by the attached map.                                                                                                                                                                                                                                                          |

|                                                                                                            |                                                                     |                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| amended, particularly section 1424(e); 40 CFR Part 149                                                     |                                                                     | Therefore, the project is in compliance with Sole Source Aquifer requirements.                                                                                                           |
| <b>Wetlands Protection</b><br>Executive Order 11990, particularly sections 2 and 5                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project will not impact any wetlands as evidenced by the attached map. Therefore, the project is in compliance with Executive Order 11990.                                           |
| <b>Wild and Scenic Rivers Act</b><br>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project will not be located within proximity of a NWSRS or NRI river as evidenced by the attached map. Therefore, the project is in compliance with the Wild and Scenic Rivers Act. |
| <b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>                                                                 |                                                                     |                                                                                                                                                                                          |

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

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

| Environmental Assessment Factor                                                  | Impact Code | Impact Evaluation                                                                                                                                                                                                     | Mitigation |
|----------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>LAND DEVELOPMENT</b>                                                          |             |                                                                                                                                                                                                                       |            |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 2           | While the project site is on former cultivated agricultural land, immediately to the west of the project is the Lodge at Pine Lakes apartment building with single-family residential dwellings further west. Further |            |

| Environmental Assessment Factor                                      | Impact Code | Impact Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Mitigation |
|----------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                                                      |             | east of the project site across Pine Cone Road are multiple other multifamily buildings as well. The proposed project will be similar in scale and design to these other multifamily buildings and the site is currently zoned for multifamily residential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |
| Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff  | 2           | Surface elevations at the project site are approximately 1050 feet above mean sea level, according to the US Geologic Survey. The site generally slopes to the south toward the wetland-type area on the southern adjoining property. According to the National Resource Conservation Service (NRCS), the soil at the site consists of sandy loam of the Osakis loam unit. The uppermost bedrock unit in the site vicinity is the Paleoproterozoic, Gray Granodiorite of the Freedhem and Isle intrusions. The depth to bedrock in the site vicinity is approximately 50 to 100 feet below land surface. The project will involve typical grading and excavation activities, which may temporarily increase erosion potential and alter localized drainage patterns, and will result in increased stormwater runoff due to added impervious surfaces. No significant slope or stability concerns were identified. To mitigate these conditions, fill within building areas will be removed and replaced with properly compacted structural fill. The project will be designed and constructed in compliance with all applicable local, state, and federal stormwater management regulations. No adverse impacts are anticipated. |            |
| Hazards and Nuisances including Site Safety and Site-Generated Noise | 2           | The project is not expected to result in or suffer from any significant hazards or long-term nuisances. Short-term construction-related impacts (e.g. noise, dust, vibration, increased truck traffic) may occur during development. These impacts will be managed in accordance with applicable local regulations and standard construction practices, including construction hour                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |

| Environmental Assessment Factor | Impact Code | Impact Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mitigation |
|---------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                 |             | limitations and dust control measures. Once completed, the project is expected to generate typical residential activity levels and is not anticipated to create significant noise or other nuisances for surrounding uses. The redevelopment will improve overall site conditions by converting a vacant parcel to active use. The project is not located in proximity to any major noise-generating sources such as airports, rail lines, or major highways that would be expected to result in significant long-term exposure to noise impacts. No significant adverse impacts are anticipated, and no mitigation measures beyond standard construction compliance are required.                                                                                                                                                                                                                                                                                                                                                    |            |
| <b>SOCIOECONOMIC</b>            |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| Employment and Income Patterns  | 2           | The estimated median household income for 2025 for the City of Sartell was \$78,462 with approximately 40% of households in the primary market area earning \$50,000 or less. The proposed project will have a modest positive effect on employment and income patterns. A limited number of permanent full-time-equivalent (FTE) positions will be created by the project, while a higher number of temporary construction jobs will be needed during project construction. These positions will most likely be filled by the local workforce, as well as that of the central Minnesota area. Minnesota Housing funding will trigger State Prevailing Wage requirements for the project. The project will add 48 units of affordable housing, supporting low- and moderate-income households and potentially improving economic stability by reducing housing cost burden. The site is currently vacant; therefore, no existing jobs will be displaced. No adverse impacts are anticipated, and no mitigation measures are required. |            |

| <b>Environmental Assessment Factor</b>                    | <b>Impact Code</b> | <b>Impact Evaluation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Mitigation</b> |
|-----------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Demographic Character Changes / Displacement              | 2                  | Because the site is currently vacant, no residential or economic displacement will occur. The project will introduce new residents to the area, increasing the number of households in the neighborhood. The project will support access to housing for low- and moderate- income households in Sartell. Given the existing mix of housing in the surrounding area, no substantial change to the overall demographic character of the neighborhood is anticipated.                                     |                   |
| <b>COMMUNITY FACILITIES AND SERVICES</b>                  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |
| Educational and Cultural Facilities (Access and Capacity) | 2                  | Schools within the Sartell school district will be accessible from the site via car or school bus since the local elementary, middle, and high schools are located further north in the city. Schools in the St. Cloud school district will also be accessible as well if enrolled in schools there. No impacts to existing school district capacity are anticipated from the project.                                                                                                                 |                   |
| Commercial Facilities (Access and Proximity)              | 2                  | Adequate amenities are located near the site. The nearest grocery is Coborn's located just southeast of the site. The area's highest commercial concentration is located along state highway 15 and state highway 23 in nearby St. Cloud. A number of commercial establishments and dining options are located here including Target, Office Depot, Best Buy, Crossroads Center Mall, a major grocery and a Walmart. These locations are all easily accessible via car using the aforementioned roads. |                   |
| Health Care / Social Services (Access and Capacity)       | 2                  | Three major hospitals in the St. Cloud area are located within a 10 minute drive of the project site - St. Cloud Hospital to the east, and CentraCare Plaza and the VA Medical Center to the southeast. The Stearns County Human Services Department building is also located within a 10 minute drive of the project site as well. No impacts to the existing capacity of these facilities are anticipated from the project.                                                                          |                   |

| <b>Environmental Assessment Factor</b>                        | <b>Impact Code</b> | <b>Impact Evaluation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Mitigation</b> |
|---------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Solid Waste Disposal and Recycling (Feasibility and Capacity) | 2                  | The proposed project will have a minimal impact on solid waste disposal and recycling services. The development of 48 residential units will generate typical household waste. The existing municipal waste management and recycling services are expected to adequately accommodate the incremental increase in demand. The project will comply with all applicable local and state regulations related to solid waste handling and recycling, and appropriate facilities for waste collection and recycling will be incorporated into the site design. The site is currently vacant, and no existing waste management infrastructure will be displaced. No adverse impacts are anticipated, and no mitigation measures are required. |                   |
| Waste Water and Sanitary Sewers (Feasibility and Capacity)    | 2                  | The proposed building will likely have minimal impacts on the sewer system as it already services the project site and is designed to support such projects. No adverse impacts are anticipated, and no mitigation measures are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |
| Water Supply (Feasibility and Capacity)                       | 2                  | The proposed project will result in a minor increase in demand on the municipal water supply. This increase is not expected to exceed the capacity of the existing public water system. The development will connect to existing municipal water infrastructure and will be designed in compliance with all applicable local, state, and federal requirements governing water supply and service connections. The site is currently vacant, and no existing water users will be displaced. No adverse impacts are anticipated, and no mitigation measures are required.                                                                                                                                                                |                   |
| Public Safety - Police, Fire and Emergency Medical            | 2                  | The site will be served by the City of Sartell police and fire departments. The nearest police and fire station are both located just north of the project site on Pine Cone Road. The proposed development is not expected to significantly impact public safety                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |

| Environmental Assessment Factor                        | Impact Code | Impact Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mitigation |
|--------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                                        |             | services, as existing facilities are adequate to serve the area. Emergency medical services are also expected to remain sufficient. While the project may result in a minor increase in demand for police, fire, and emergency medical services due to the addition of residents, no significant adverse impacts are anticipated.                                                                                                                                                                                                                                                                                            |            |
| Parks, Open Space and Recreation (Access and Capacity) | 2           | The nearest park to the project site is Creekview Park, located less than one mile to the west, and the Sartell community center is located within a short drive or walk to the southeast. The proposed park is not expected to have any adverse impacts on parks, open space, or recreational facilities in the area. While the addition of new residents may result in a minor increase in use of nearby recreational resources, no significant impacts are anticipated, and existing parks and facilities are expected to adequately serve the project area.                                                              |            |
| Transportation and Accessibility (Access and Capacity) | 2           | The project site is served by existing transportation infrastructure, including St. Cloud Metro Route 32 located adjacent to the Coborn's to the southeast. While the project may result in a minor increase in local traffic and transit use, The proposed project is not expected to adversely affect local transportation, public transit, or accessibility. The site plan will include at least six spaces of bike parking for residents and visitors. The project site is also connected to existing sidewalks, paths, and trails as well. No adverse impacts are anticipated, and no mitigation measures are required. |            |
| <b>NATURAL FEATURES</b>                                |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
| Unique Natural Features /Water Resources               | 2           | Because the project site is on previously agricultural land, unique natural features and water resources will not be impacted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |
| Vegetation / Wildlife (Introduction, Modification,     | 2           | Because the project site is on previously agricultural land, wildlife and vegetation will not be impacted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |

| Environmental Assessment Factor | Impact Code | Impact Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mitigation |
|---------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Removal, Disruption, etc.)      |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| Other Factors 1                 | 2           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| Other Factors 2                 | 2           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| <b>ENERGY</b>                   |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| Energy Efficiency               | 1           | <p>Building Location: The building will be located in an existing neighborhood and will have convenient access to pre-existing transit and trails along with other existing infrastructure. Energy Code Compliance: The proposed project will be designed to comply with ENERGY Star Multifamily New Construction certification and will be certified through the Passive House Institute. The Project has engaged and partnered with Precipitate, PLLC as a WBE to help with the certifications through either Passive Housing Institute. The teams will be working side-by-side in the energy and building design to ensure that the project meets the intended requirements. Precipitate, PLLC will provide a preliminary analysis to the project owner based on a current designed building to analyze the changes that will be necessary to meet the intended requirements, but some items that may be examined include changes to HVAC, hot water distribution, triple-paned windows, etc. Precipitate and the project team already have met to create a plan to work through after selection. Mechanical, Electrical, and Plumbing Systems: Building will be oriented, designed, engineered, wired and/or plumbed to accommodate the installation of a PV or solar hot water system in the future. Building is currently designed to utilize gas water heating, but the building will have adequate electric service and be designed and wired to allow for a seamless switch to electricity for water heating and space heating. In addition, the building will provide electric space cooling, clothes drying and equipment for cooking.</p> |            |

| Environmental Assessment Factor | Impact Code | Impact Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                            | Mitigation |
|---------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                 |             | The project will also incorporate the following energy-efficient systems and equipment: Lighting: LED lighting throughout, with occupancy sensors in common areas, corridors, and utility spaces. All exterior light fixtures will be dark-sky certified. Appliances: ENERGY STAR-rated appliances provided in all residential units. No adverse impacts to regional energy supply are anticipated, and no mitigation measures are required. |            |

**Supporting documentation**[Scoring - Transit and Walkability.pdf](#)[Market Study 7-7-25 Third Rapids.pdf](#)[Construction - Intended Methods Worksheet at Application.pdf](#)[City of Sartell Zoning Map 1-12-26.pdf](#)[City of Sartell Parks and Trails Map February 2023.pdf](#)**Additional Studies Performed:**

Market study performed by Market Analyst Professionals, July 2025; Phase I  
Environmental Site Assessment performed by Braun Intertec, March 2026.

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

[General - Photos at Application.pdf](#)**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

ArcGIS; Braun Intertec; Sand Architects; Market Analyst Professionals; City of Sartell; U.S. Department of Housing and Urban Development (HUD); Federal Emergency Management Agency (FEMA); Minnesota Department of Natural Resources (MN DNR); U.S. Environmental Protection Agency (EPA); U.S. National Park Service; U.S. Fish & Wildlife Service; Minnesota State Historic Preservation Office (SHPO); Minnesota Office of the State Archaeologist (OSA); HUD Tribal Directory Assessment Tool (TDAT) for Stearns County; Minnesota Department of Transportation (MNDOT); Minnesota Pollution Control Agency (MPCA); U.S. Census Bureau.

**List of Permits Obtained:****Public Outreach [24 CFR 58.43]:**

The combined NOI-RROF/FONSI notice was posted on Minnesota Housing's website on 9/25/2026 and was emailed to the following organizations: Minnesota Environmental Partnership, Environment Minnesota, Conservation Minnesota, Environmental Initiative, Minnesota Center for Environmental Advocacy, EPA Region 5, and City of Sartell city council.

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

The proposed Third Rapids Apartments project will consist of a 3-story, 48-unit apartment building with amenities including a large community room, playground, and sports court. The project will be located at the southwest corner of 15 Street South and Pine Cone Road, Sartell, MN 56377. The site is currently agricultural land. Upon project completion, vehicle traffic, waste generation, and activity would increase on the site, but are not expected to create significant impacts to the surrounding area. The incremental environmental impacts of the proposed Third Rapids project, when combined with other past, present, and reasonably foreseeable future actions, are not significant. Existing infrastructure and public services are adequate to accommodate the project, and adherence to current regulatory standards ensures that environmental effects will be minimized. Cumulatively, the project will contribute meaningful positive outcomes to the community, particularly in housing stability and equity, that outweigh any minor adverse impacts.

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

Other uses of the site were not considered as the site is zoned by the City of Sartell for multifamily residential development. Development of the project site by another developer not seeking public funding support would potentially not be able to provide the community with new affordable housing that the city needs. Other sites were not considered for the project as the developer has been working with the current landowner who has been interested in selling the land to the developer for this project, which is also supported by the city. The current landowner owns a large tract of agricultural land surrounding the project site on both the north and south sides of 15th Street South. The original site plan had the building located further west, but the site plan was changed, moving the building further east, to avoid impacting an existing wetland area. No design modifications, other than moving the building further east, were considered as no adverse effects to the environment were identified through the completion of this Part 58.

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

Under the "no action" alternative, the site would remain in its current state. The site would remain an empty, agricultural field and undeveloped. In addition, the "no action" alternative would not help address the need for affordable housing in the area.

**Summary of Findings and Conclusions:**

Overall, the Third Rapids Apartments project will benefit the surrounding neighborhood and the City of Sartell by providing new units of affordable general occupancy and supportive housing close to area services and amenities. During the completion of this Part 58 review, no adverse impacts requiring mitigation were identified for the project. The only potential mitigation measures needed for the project relate to site contamination. Consideration of radon will occur following construction, and any adverse impacts from radon can be mitigated. As a result, no changes to the project are necessary to avoid significant impacts. Taking this information into account, along with all other information reviewed for this Part 58 environmental review, the development of this project will not have an adverse impact on the surrounding environment or resources, nor will it be adversely impacted by existing environmental conditions.

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

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

| <b>Law, Authority, or Factor</b>   | <b>Mitigation Measure or Condition</b>                                                                                                                                                                                 | <b>Comments on Completed Measures</b> | <b>Mitigation Plan</b>                                                                                                                                       | <b>Complete</b> |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Contamination and Toxic Substances | Following construction completion, post-construction radon testing shall be completed, followed by mitigation if necessary. The radon evaluation and proof of any required mitigation when complete shall be provided. | N/A                                   | The project developer will help ensure that post-construction radon testing is completed and that test results and documentation of any necessary mitigation |                 |

|  |  |  |                       |  |
|--|--|--|-----------------------|--|
|  |  |  | required is provided. |  |
|--|--|--|-----------------------|--|

**Project Mitigation Plan**

The developer for the project will be responsible for ensuring that the post-construction radon testing is completed and that the accompanying tests and reports are submitted to Minnesota Housing staff. It's anticipated that this will occur shortly after construction completion in the fall/winter of 2027. Minnesota Housing staff will be responsible for reviewing and approving the post-construction radon testing once submitted after construction completion. Minnesota Housing staff will also ensure that all required documentation, reports, and approvals are submitted and entered into HEROS.

**Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

| General policy                                                                                                          | Legislation | Regulation               |
|-------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|
| It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields. |             | 24 CFR Part 51 Subpart D |

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

**Screen Summary****Compliance Determination**

The project site is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport as evidenced by the attached map. Therefore, the project is in compliance with Airport Hazards requirements.

**Supporting documentation**

[Airport Buffer\\_Third Rapids -Sartell.pdf](#)

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

Yes

✓ No

**Coastal Barrier Resources**

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

**1. Is the project located in a CBRS Unit?**

✓ No

Document and upload map and documentation below.

Yes

**Compliance Determination**

The project site is not located in a CBRS Unit as evidenced by the attached map. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

**Supporting documentation**

[Coastal Barrier Resource Map\\_Third Rapids.pdf](#)

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

Yes

✓ No

## Flood Insurance

| General requirements                                                                                                                                                                                    | Legislation                                                         | Regulation                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------|
| Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained. | Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128) | 24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b). |

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Firmette\\_ Third Rapids South.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

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

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary****Compliance Determination**

The project site will not be located in a FEMA-designated Special Flood Hazard Area according to the attached FEMA Firmette effective 2/16/2012. Therefore, the project is in compliance with flood insurance requirements.

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

Yes

✓ No

**Air Quality**

| General requirements                                                                                                                                                                                                                                                                                                                                                            | Legislation                                                                                                 | Regulation                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------|
| The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP. | Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d)) | 40 CFR Parts 6, 51 and 93 |

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

✓ Yes

No

**Air Quality Attainment Status of Project's County or Air Quality Management District**

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

✓ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

**Screen Summary****Compliance Determination**

The project will be located in Stearns County, which is in attainment status for all criteria pollutants as evidenced by the attached US EPA Green Book data. Therefore, the project is in compliance with the Clean Air Act.

**Supporting documentation**

[US EPA Green Book Air Quality Management District.docx](#)

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

Yes

✓ No

**Coastal Zone Management Act**

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

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

Yes

☒ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

**Screen Summary****Compliance Determination**

This project will not be located in the Lake Superior Coastal Program boundary (see attached map). Therefore, the project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**[Coastal Zone Map\\_Third Rapids.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

**Contamination and Toxic Substances**

| General Requirements                                                                                                                                                                                                                                                                                                     | Legislation | Regulations                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------|
| It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property. |             | 24 CFR<br>58.5(i)(2)<br>24 CFR 50.3(i) |
| Reference                                                                                                                                                                                                                                                                                                                |             |                                        |
| <a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>                                                                                                                                                                            |             |                                        |

**1. How was site contamination evaluated?\* Select all that apply.**

☒ ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

☒ No

Explain:

The Phase I ESA completed by Braun Intertec did not reveal any RECs in connection with the project site.

Yes

**Screen Summary****Compliance Determination**

A Phase I ESA was completed for the project and it did not find any on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property. Therefore, the project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Phase I ESA March 2026 - Third Rapids.pdf](#)

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

Yes

✓ No

**Endangered Species**

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

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

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

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

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

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

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

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

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

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

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

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

It was determined that the project will have no effect on the endangered species that may be present in the project area.

**Screen Summary**  
**Compliance Determination**

This project has been determined to have No Effect on the federally listed species that may be present in the project area. Therefore, the project is in compliance with the Endangered Species Act without mitigation.

**Supporting documentation**

[Section 7 Endangered Species Act Determination - Third Rapids.pdf](#)

[IPAC Species List - Third Rapids.pdf](#)

[IPAC Determination Key for Butterfly and Crane - Third Rapids.pdf](#)

[IPAC Determination Key for Bats - Third Rapids.pdf](#)

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

Yes

✓ No

**Explosive and Flammable Hazards**

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

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

☒ No

☐ Yes

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

☐ No

☒ Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

☐ No

☒ Yes

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

✓ Yes

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

No

#### **Screen Summary**

##### **Compliance Determination**

Only one stationary aboveground storage tank was found to be located within one mile of the project site at Coborn's to the southeast. The site of the tank is more than 1,200 feet away from the project site, which exceeds the HUD acceptable separation distance for this tank. Therefore, the project is in compliance with explosive and flammable hazard requirements.

##### **Supporting documentation**

[MPCA Tank Info Coborns Little Dukes - Third Rapids.pdf](#)

[HUD ASD Calculator Coborns Little Dukes - Third Rapids.pdf](#)

[Distance to Coborns - Third Rapids.pdf](#)

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

Yes

✓ No

**Farmlands Protection**

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

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

✓ Yes

No

**2. Does your project meet one of the following exemptions?**

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

✓ Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

**Screen Summary****Compliance Determination**

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but the project site is located in the Census designated Urban Area for St. Cloud (see attached map). Therefore, the project is in compliance with the Farmland Protection Policy Act.

**Supporting documentation**

[Farmland Protection\\_Urban Areas Map\\_Third Rapids.pdf](#)

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

Yes

✓ No



## Floodplain Management

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

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

Yes

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

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

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

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

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

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

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

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

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

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

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

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

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

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

Describe:

✓ No

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

Yes

Describe:

✓ No

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

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

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

<sup>1</sup> Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

<sup>2</sup> If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

<sup>3</sup> Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

**Screen Summary**

**Compliance Determination**

This project will not occur in the FFRMS floodplain as evidenced by the attached FEMA Firmette effective 2/16/2012. Therefore, the project is in compliance with Executive Orders 11988 and 13690.

**Supporting documentation**

[FEMA Firmette Third Rapids South\(1\).pdf](#)

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

Yes

✓ No

## Historic Preservation

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

### Threshold

#### Is Section 106 review required for your project?

---

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

---

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

---

No, because the project consists solely of activities covered by the ACHP's PROGRAM COMMENT ON CERTAIN HOUSING, BUILDING AND TRANSPORTATION UNDERTAKINGS, as demonstrated in the ACHP PC Checklist.

---

✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

---

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Completed

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

|                                        |                         |
|----------------------------------------|-------------------------|
| ✓ Apache Tribe of Oklahoma             | Response Period Elapsed |
| ✓ Bad River Band of Chippewa, WI       | Response Period Elapsed |
| ✓ Cheyenne and Arapaho Tribes, OK      | Response Period Elapsed |
| ✓ Flandreau Santee Sioux Tribe, SD     | Response Period Elapsed |
| ✓ Fond du Lac Band of Chippewa, MN     | Response Period Elapsed |
| ✓ Fort Belknap Indian Community, MT    | Response Period Elapsed |
| ✓ Grand Portage Band of Chippewa, MN   | Response Period Elapsed |
| ✓ Keweenaw Bay Indian Community, MI    | Response Period Elapsed |
| ✓ Lac du Flambeau Band of Chippewa, WI | Response Period Elapsed |
| ✓ Leech Lake Band of Chippewa, MN      | Response Period Elapsed |
| ✓ Lower Sioux Indian Community, MN     | Response Period Elapsed |
| ✓ Menominee Indian Tribe, WI           | Response Period Elapsed |
| ✓ Prairie Island Indian Community, MN  | Response Period Elapsed |
| ✓ Red Cliff Band of Chippewa, WI       | Response Period Elapsed |
| ✓ Santee Sioux Nation, NE              | Response Period Elapsed |
| ✓ Sisseton-Wahpeton Oyate, SD          | Response Period Elapsed |
| ✓ Sokaogon Chippewa Community, WI      | Response Period Elapsed |
| ✓ Spirit Lake Tribe, ND                | Response Period Elapsed |
| ✓ Upper Sioux Community, MN            | Response Period Elapsed |
| ✓ White Earth Band of Chippewa, MN     | Response Period Elapsed |

Other Consulting Parties

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

The consulting parties were selected based on the project's location and scope.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

***Step 2 – Identify and Evaluate Historic Properties***

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The defined APE for the project can be found on page 6 of the attached Third Rapids SHPO Review Packet.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

| Address / Location<br>/ District | National Register<br>Status | SHPO Concurrence | Sensitive<br>Information |
|----------------------------------|-----------------------------|------------------|--------------------------|
|----------------------------------|-----------------------------|------------------|--------------------------|

**Additional Notes:**

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive

further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

☒ No Historic Properties Affected

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

**Document reason for finding:**

☒ No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on the Section 106 consultation completed for the project, there are No Historic Properties Affected because there are no historic properties present. Therefore, the project is in compliance with Section 106.

**Supporting documentation**

[THPO Cover Letter - Third Rapids Apts.pdf](#)

[Third Rapids SHPO Review Packet.pdf](#)

[TDAT\\_Report\\_Stearns County.xlsx](#)

[SHPO Request for Review Cover Letter\\_Third Rapids.pdf](#)

[Response Letter from SHPO 6-2-26.pdf](#)

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

Yes

☒ No



**Noise Abatement and Control**

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

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

- ✓ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  
None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 64

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 64

Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**

**Compliance Determination**

A noise assessment was conducted for Pine Cone Road and the noise level was found to be acceptable at 64.0 dbs (See attached noise analysis). Therefore, the project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Vehicle Count Exponential Growth Model - Third Rapids.xls](#)

[Pine Cone Road AADT Numbers.png](#)

[DNL Noise Calculator 9-16-26 - Third Rapids.pdf](#)

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

Yes

✓ No

**Sole Source Aquifers**

| General requirements                                                                                                                                                                                                         | Legislation                                                                      | Regulation      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------|
| <b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b> | Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349) | 40 CFR Part 149 |

**1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes

✓ No

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

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

**Screen Summary****Compliance Determination**

The project will not be located on on the Lake Mille Lacs sole source aquifer area as evidenced by the attached map. Therefore, the project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[Lake Mille Lacs Sole Source Aquifer Buffer.pdf](#)

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

Yes

✓ No

**Wetlands Protection**

| General requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Legislation           | Regulation                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------|
| Executive Order 11990 requires avoiding to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands, and avoiding actions that directly or indirectly support new construction in wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory must be used as a primary screening tool, but observed or known wetlands not delineated on NWI maps must also be evaluated. | Executive Order 11990 | 24 CFR 55.20 can be used for general guidance regarding the 8 Step Process. |

**1. Does this project involve new construction as defined in 24 CFR 55.10 and referenced in Executive Order 11990? The term "new construction" shall include grading, clearing, draining, dredging, channelizing, filling, diking, impounding, and related activities for any structure or facilities, including the siting of new manufactured housing units.**

No

✓ Yes

**2. Will the new construction activities directly impact an onsite 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, prairie potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid fill roadbeds and activities such as mineral extraction and navigation improvements. This definition includes both wetlands subject to and those not subject to Section 404 of the Clean Water Act as well as constructed wetlands.

✓ No, an onsite wetland will not be directly impacted by new construction activities, as defined in 24 CFR 55.10.

Yes, there is an onsite wetland that will be directly impacted by new construction activities, as defined 24 CFR 55.10.

**3. Will the proposed project indirectly affect wetlands by modifying the flow of stormwater, releasing pollutants, or otherwise changing conditions that contribute to wetlands viability?**

Yes, wetlands may be indirectly affected by changing conditions that contribute to wetlands viability.

- ✓ No, wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

**4. Will the proposed project indirectly affect off-site wetlands?**

Yes, off-site wetlands may be indirectly affected.

- ✓ No, off-site wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

**Screen Summary**

**Compliance Determination**

The project will not impact any wetlands as evidenced by the attached map. Therefore, the project is in compliance with Executive Order 11990.

**Supporting documentation**

[Wetlands Inventory Map - Third Rapids.pdf](#)

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

Yes

- ✓ No

**Wild and Scenic Rivers Act**

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

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

✓ No

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

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

**Screen Summary****Compliance Determination**

This project will not be located within proximity of a NWSRS or NRI river as evidenced by the attached map. Therefore, the project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[Distance to Designated Wild and Scenic River.pdf](#)

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

Yes

✓ No

