

Winchester Avenue City Owned Lots Environmental Assessment

Location:

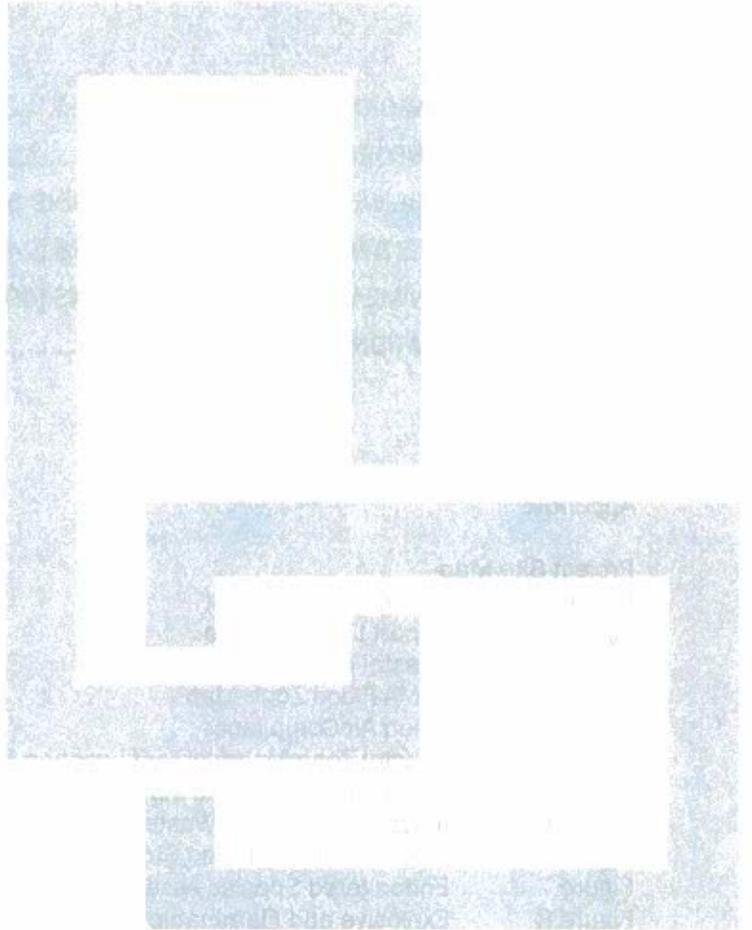
Winchester Avenue
Monroe, North Carolina 2

Prepared for:

Ms. Teresa Campo
Community Development Coordinator
City of Monroe
300 W Crowell Street
Monroe, North Carolina 28111

LaBella Project No. 2191563

November 2019



400 S Tryon Street, Suite 1300 | Charlotte, NC 28285 | p 704-376-6423

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

1.0 Project Information

Project Name: Winchester Avenue City Owned Lots Environmental Assessment

Responsible Entity: City of Monroe, NC

Grant Recipient (if different than Responsible Entity): None at this time

State/Local Identifier:

Preparer: Richard Rote

Certifying Officer Name and Title: Larry Faison, City Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): LaBella Associates, PC

Direct Comments to: Teresa V. Campo, City of Monroe, Community Development Coordinator

Project Location: City Owned Lots South of Winchester Avenue; from approximately Morgan Mill Road to Miller Street. See the Project Location Map in the Appendix.

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

The City of Monroe (City) has formed a committee and has developed a Strategic Action Plan to address revitalization in the Winchester Neighborhood Overlay. The City owned parcels included in this environmental assessment (EA) are a part of the larger Winchester Neighborhood Overlay. The City owned parcels comprising the Site of this EA are being considered generically for options regarding park spaces and sidewalk improvements. This EA was completed to identify Compliance Factors that may have the potential for environmental impact that could affect project planning and funding considerations.

No specific project has been identified or proposed at this time other than a consideration of options regarding the construction of park-like spaces and sidewalks. The requirements for some Compliance Factors and appropriate remediation options are dependent upon the nature of the proposed project, other types of projects such as residential, school and others will require reassessment and may not be compliant or compatible with this Site. This EA can be used for general planning discussions and preliminary design work. A project specific EA may need to be completed once a specific project has been identified and proposed for funding.



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

This group of City owned lots are all currently undeveloped with no improvements. There is interest in understanding the nature of potential environmental impacts as they may affect funding and development options, particularly the development of park spaces and sidewalks, for some lots within this project area.

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

The City owned lots in this group are all currently undeveloped with no improvements. .

2.0 Funding Information

Grant Number	HUD Program	Funding Amount

Estimated Total HUD Funded Amount: \$

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



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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The Charlotte-Monroe Executive Airport is the closest airport at approximately 5 miles away, see Figure 1 in the Appendix. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The City of Monroe is not located in a coastal area, see Figure 2 in the Appendix.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project area is not located within a designated flood hazard zone. See Figure 3 in the Appendix.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project's county is in attainment status for all criteria pollutants, per North Carolina Division of Air Quality. The project is in compliance with the Clean Air Act. See documentation from NCDEQ stating attainment status in Figure 4 and 4A of the Appendix.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No coastal zone management programs exist in Union County. See Coastal Zone Management documentation, Figure 5, in the Appendix.



<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>See Figures 6A, 6B & 6C in the Appendix. There are currently no Superfund Cleanups, Inactive Hazardous Waste Sites or Underground Storage Tank Incidents active within the Site. There are a number of listed Inactive Hazardous Waste Sites within approximately 1 mile of this Site. There are a number of reported Underground Storage Tank Incidents within a 1 mile radius of this Site. There are no Superfund Cleanup Sites within a mile of the Site.</p> <p>Potential impacts from these incidents will have no adverse effect upon projects involving the development of park space or sidewalks.</p> <p>It is recommended that a Phase I Environmental Site Assessment be completed prior to development planning or project design for most any other type of project considered for any lot within the Site.</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>All areas within the Site are effectively urban mowed grass or overgrown lightly wooded lots. Endangered species potentially present within the Site were identified through the US Fish & Wildlife IPaC website. One clam and two flowering plants were identified. The species list is provided in Figure 7. There is no habitat present at the Site for the clam and the plants were not observed upon casual inspection. It is likely that development of the Site will have No Effect due to the nature of the activities involved and the location of the project. The project is in compliance with the Endangered Species act without mitigation.</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Observation of the area surrounding the Site revealed two commercial business locations with flammable material stored in Above Ground Storage tanks. The Brewer Hendley location has several tanks each of a volume estimated to be 20,000 gallons. The Fletcher Oil location has several tanks in a large diked area. The Acceptable Separation Distance (ASD) requirement is shown for each of these two locations. See Figure 8 in the Appendix. Recreational use development, such as park or playground areas are not acceptable <u>within</u> the ASD. Sidewalk construction is in compliance with this section.</p>



Farmlands Protection Farmland Protection Policy Act of 1981, sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	There is no farmland on or near the Project Site. The Project site is an urban neighborhood. See Figure 9 in the Appendix.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project area is not located within a designated flood hazard zone. See Figure 10 in the Appendix.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The Site does not contain any buildings or structures. The Site is not located within a designated National Register listed district, or within a locally designated historic district. See Figure 11 in the Appendix. The Catawba Tribal Historic Preservation Office has responded to an inquiry about possible impact that they have no immediate concerns regarding this project and the Site, see Figure 11A. Typical park and sidewalk construction is in compliance with this section.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Project types such as the development of park areas and sidewalks are not noise sensitive uses and therefore are considered in compliance with this section.</p> <p>There are several noise impact sources located within applicable distances of the Site. These include a CSX Rail Yard to the south, Winchester Avenue, Morgan Mill Road and E Franklin Street. See Figure 12 in the Appendix. DNL Noise Assessments were evaluated for several lot locations within the Site and all failed to pass the DNL noise limit of 65 dB. Most types of projects including residential, schools, nursing homes and others are considered noise sensitive and are therefore not compliant with this factor. See Figures 12A,B & C for an example DNL Assessment.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	There are no sole-source aquifers in North Carolina. See Figure 13 in the Appendix.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	There are no wetlands within or adjacent to the Site. See Figure 14 in the Appendix.



Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	There are no rivers in Union County listed in the National Wild and Scenic Rivers System database. See Figure 15 in the Appendix.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The Site is located within an urban area of the City of Monroe, Union County. The Site is currently undeveloped and mostly overgrown with scrub and young forest. As a result, it is generally unused. The construction of sidewalks will provide greater accessibility and safety to neighborhood pedestrians, and the development of park space will provide for beneficial use of the Site to families in the area. The proposed project types would have a beneficial and not an adverse effect on nearby minority and low income residents and therefore is in compliance with this section.

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

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate.

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

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



Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any persistent impact on these factors. There may be temporary minor impacts during construction. Implementation of the required storm water management plan during construction is appropriate mitigation,
Hazards and Nuisances including Site Safety and Noise	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Energy Consumption	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on this factor.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Demographic Character Changes, Displacement	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Commercial Facilities	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on this factor.
Health Care and Social Services	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Solid Waste Disposal / Recycling	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.



Waste Water / Sanitary Sewers	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors.
Water Supply	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on this factor.
Public Safety - Police, Fire and Emergency Medical	1	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors
Parks, Open Space and Recreation	1	The development of park space and sidewalks will provide a positive impact to these factors.
Transportation and Accessibility	1	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors
Vegetation, Wildlife	2	Projects of the proposed types, park spaces and sidewalks, are not expected have any impact on these factors
Other Factors	2	None identified

Additional Studies Performed:

Field Inspection (Date and completed by): Richard Rote, LaBella Associates June 2019

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

Various state and federal websites were reviewed for information. Website sources are referenced in the Appendix for each appropriate attachment.

List of Permits Obtained:

Permits for construction and street work will be required.

Public Outreach [24 CFR 50.23 & 58.43]:

Not completed at this time.

Cumulative Impact Analysis [24 CFR 58.32]:

Not completed at this time.

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

Alternative will be evaluated as appropriate with future proposed projects.

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

A "no action" alternative evaluation will be completed as appropriate with future proposed projects.

Summary of Findings and Conclusions:



Projects consisting of the development of park spaces and the construction of sidewalks do not present adverse environmental impacts. There are two limited areas within the Site that are not appropriate for recreational development due to potential life hazards from the storage of flammable fuel (see Figure 8)

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

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

All conditions, impact evaluations, attenuation, and mitigation measures would be project-specific and have not been clearly identified because no specific project has been proposed for evaluation at this time.

The factors listed in the table below may need to be assessed for each project proposed for this Site.

Law, Authority, or Factor	Mitigation Measure
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Construction of recreational facilities, such as a playground is not acceptable within the two areas shown in Figure 8 due the proximity of flammable liquids stored in above ground storage tanks. Acceptance of this limitation is appropriate mitigation.



6.0 Determination:

No significant impact has been identified, with the limitation that recreational facilities cannot be constructed within the two ASD areas identified in Figure 8.

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

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

Preparer Signature: _____

Date: 11/25/2019

Name/Title/Organization: Richard Rote, Project Manager, LaBella Associates

Certifying Officer Signature:

Date: 12/6/19

Name/Title: E. L. Faison, City Manager

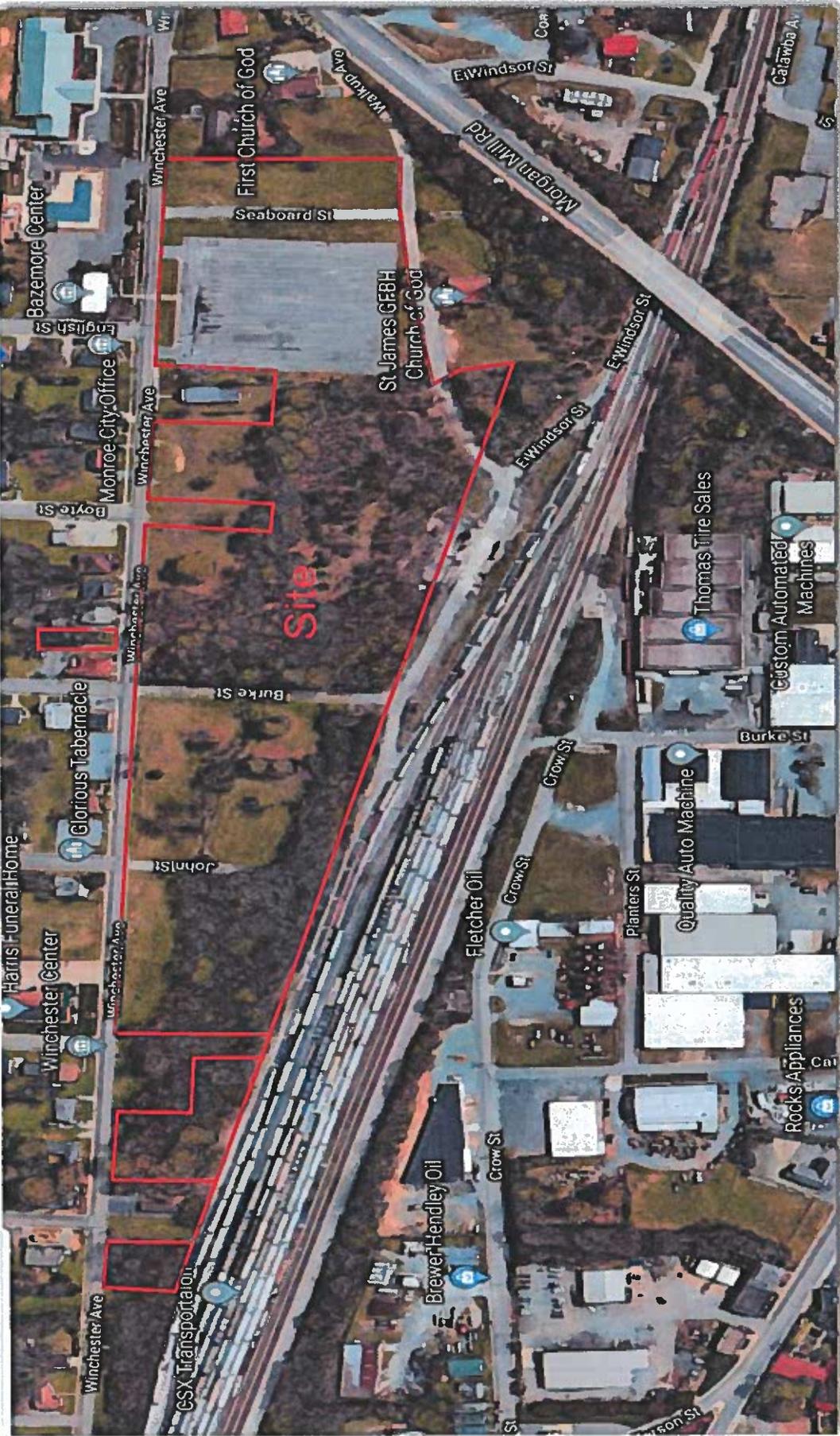
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

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**Winchester Avenue City Owned Lots
Environmental Assessment**

APPENDIX



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Project Site Location Map

Winchester City Owned Lots Environmental Assessment
 Monroe, North Carolina

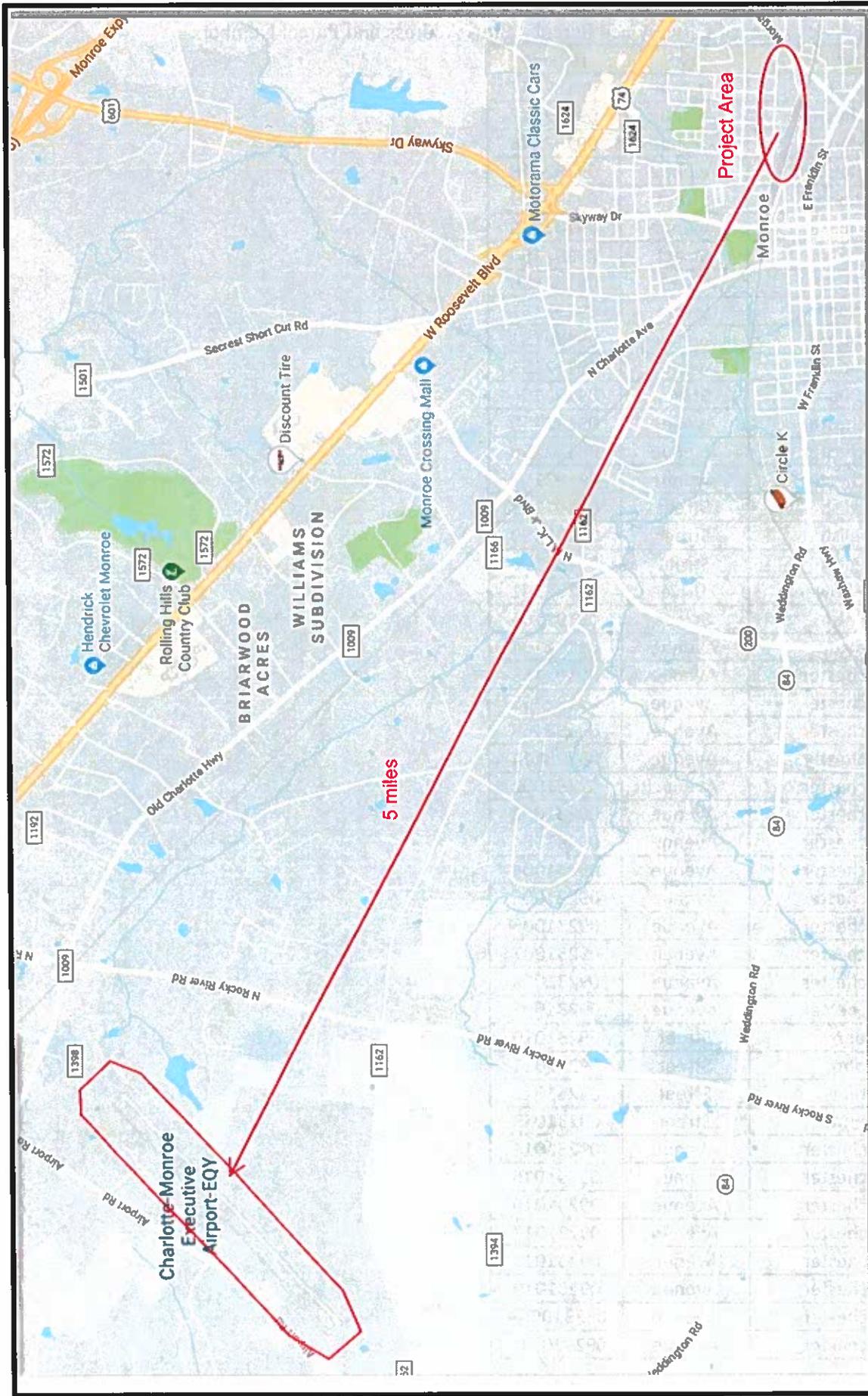
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PROJECT NO.
 2191563

EXHIBIT II

Environmental Assessment of City Owned Parcels, Situs Address and Parcel Numbers

Address#	Street	Ext	Parcel#
1102	Winchester	Avenue	09192147
1102	Winchester	Avenue	09192147
1100	Winchester	Avenue	09192148
1100	Winchester	Avenue	09192148
408	Seaboard	Street	09192149
	Seaboard	Avenue	09192149
406	Seaboard	Street	09192150
	Seaboard	Avenue	09192150
402	Seaboard	Street	09192151
	Seaboard	Avenue	09192151
401	Seaboard	Avenue	09192153
405	Seaboard	Street	09192154
1006	Winchester	Avenue	09192155
1002	Winchester	Avenue	09192156
1000	Winchester	Avenue	09192157
314	English	Street	09192158
310	English	Street	09192159
308	English	Street	09192160
1001	Bishop Bowens	Drive	09192161
	English	Street	09192164
0	Walkup	Avenue	09192164
914	Winchester	Avenue	09192165
914	Winchester	Avenue	09192165
914	Winchester	Avenue	09192165
803	Winchester	Avenue	09228114
201	Winchester	Avenue	09231002
408	Winchester	Avenue	09231002
502	Winchester	Avenue	09231004
	Winchester	Avenue	09231004
502-4	Winchester	Avenue	09231005
600	Winchester	Avenue	09231006
606	Winchester	Avenue	09231007
700	Winchester	Avenue	09231008
706	Winchester	Avenue	09231009
312	John	Street	09231010
310	John	Street	09231011
306	John	Street	09231012
304	John	Street	09231013
760	Winchester	Avenue	09231014
806	Winchester	Avenue	09231015
808	Winchester	Avenue	09231016
900	Winchester	Avenue	09231017
902	Winchester	Avenue	09231018
	Winchester	Avenue	09231019
602	Winchester	Avenue	09231006A
800	Winchester	Avenue	09231021A



NOT TO SCALE

FIGURE 1
Airport Location Map

Winchester Avenue City Owned Lots Environmental Assessment
Monroe, North Carolina

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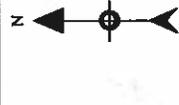
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FIGURE 2
Coastal Barrier Location Map
 Winchester Avenue City Owned Lots Environmental Assessment
 Monroe, North Carolina

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NOT TO SCALE

FIGURE 3
FEMA Flood Zone Map

Winchester Avenue City Owned Lots Environmental Assessment
 Monroe, North Carolina

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PROJECT NO.
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Figure 4

standard. On May 15, 2014 (79 FR 27830), the EPA proposed to rescind the CDD for the area based on the fact that the area was no longer attaining the 1997 8-hour ozone standard, and the EPA proposed a SIP Call for submittal of a new ozone attainment demonstration for the NY-NJ-CT area for the 1997 ozone NAAQS. As an alternative to submitting a new attainment demonstration for the 1997 ozone NAAQS, the EPA proposed to permit the relevant states to respond to the SIP Call by voluntarily requesting to be reclassified to Moderate for the 2008 ozone standard (see CAA section 181(b)(3)) and to prepare SIP revisions demonstrating how they would attain the more stringent 2008 standard as expeditiously as practicable, but no later than the Moderate area attainment date in 2018. The EPA explained in the May 2014 proposal that, because the 2008 standard is more stringent than the 1997 standard, the area would necessarily attain the 1997 standard once the area adopted a control strategy designed to achieve the tighter standard. Moreover, where state planning resources were constrained, those resources were better used focused on attaining the more stringent standard.

In the agency's August 27, 2015, proposal regarding determinations of attainment of the 2008 Marginal ozone

areas, the EPA discussed how its proposed actions affected the May 2014 proposed options for responding to a SIP Call for the 1997 8-hour ozone NAAQS. Specifically, the proposed option to permit the relevant states to respond to the final SIP Call by requesting reclassification to Moderate for the 2008 ozone standard [see CAA section 181(b)(3)] would consequently require that the states submit SIPs demonstrating how they would attain the more stringent 2008 standard as expeditiously as practicable. We explicitly noted in the August 2015 proposal that, if we were to finalize the determination that the NY-NJ-CT area failed to attain the 2008 ozone NAAQS by the Marginal area attainment date, the area would be reclassified by operation of law, and thus effectively eliminating the need for the three states to voluntarily request reclassification. The area would then be subject to Moderate nonattainment area planning requirements, and the subsequent submission of Moderate area attainment plans for the 2008 ozone standard would necessarily satisfy a final SIP Call for the NY-NJ-CT area on the 1997 ozone standard, because an approvable plan would demonstrate attainment of a more stringent NAAQS. We also noted that either of the proposed 2008 ozone attainment plan due dates would meet

the statutory timeframe for the SIP revision due subsequent to a SIP Call for the 1997 ozone NAAQS for the area.

II. Final Actions

The publication of the EPA's proposed rule on August 27, 2015, (80 FR 51992) started a public comment period that ended on September 28, 2015.⁵ The comments received during this period may be found in the electronic docket for this action. A majority of commenters supported the EPA's actions as proposed to determine that certain areas attained the 2008 ozone NAAQS by the applicable attainment date, to provide 1-year attainment date extensions to the identified areas, and to reclassify to Moderate the non-attaining areas that do not qualify for an attainment date extension. Additional significant comments pertinent to each proposed action are addressed in the following appropriate sections. Included in the docket for this action is a full summary of significant comments received on the EPA's proposal and our responses to those comments. To access comments and the Response to Comment document, please go to <http://www.regulations.gov> and search for Docket No. EPA-HQ-OAR-2015-0468, or contact the person listed in the FOR FURTHER INFORMATION CONTACT section.

TABLE 4—2008 OZONE MARGINAL NONATTAINMENT AREA FINAL ACTION SUMMARY

Nonattainment area	Determination of attainment by the attainment date	Determination of failure to attain by the attainment date	Extension of the marginal area attainment date to July 20, 2016
Allentown-Bethlehem-Easton, PA	X		
Atlanta, GA		X	
Baton Rouge, LA	X		
Calaveras County, CA	X		
Charlotte-Rock Hill, NC-SC ^a	X		
Chicago-Naperville, IL-IN-WI		X	
Chico (Butte County), CA	X		
Cincinnati, OH-KY-IN	X		
Cleveland-Akron-Lorain, OH			X
Columbus, OH	X		
Denver-Boulder-Greeley-Ft. Collins-Loveland, CO		X	
Dukes County, MA	X		
Greater Connecticut, CT		X	
Houston-Galveston-Brazoria, TX			X
Imperial County, CA		X	
Jamestown, NY	X		
Kern County (Eastern Kern), CA		X	
Knoxville, TN ^b	X		
Lancaster, PA	X		
Mariposa County, CA		X	
Memphis, TN-MS-AR ^c	X		
Nevada County (Western part), CA		X	
New York, N. New Jersey-Long Island, NY-NJ-CT		X	
Philadelphia-Wilmington-Atlantic City, PA-NJ-MD-DE			X

^a The EPA offered to hold a public hearing on the proposed actions, but no one requested such a hearing.



Figure 4A

PAT McCRORY
Governor

DONALD R. VAN DER VAART
Secretary

September 30, 2016

Heather McTeer Toney
Regional Administrator
USEPA Region 4
Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-8960

Subject: North Carolina's Recommendations for Air Quality Designations for the 2015 8-hour Ozone Standards

Dear Ms. Toney:

Pursuant to the requirements of the federal Clean Air Act (CAA) Section 107(d)(1)(A) and on behalf of Governor Pat McCrory, I am submitting to you the state of North Carolina's recommendations concerning the boundaries within our state of areas that either attain or do not attain the October 1, 2015 primary and secondary 8-hour standards for ozone. The Environmental Protection Agency (EPA) revised the primary and secondary standards from 0.075 parts per million (ppm) to 0.070 ppm. We are recommending that all counties in North Carolina be designated "attainment" for the revised 8-hour ozone standard.

The federal CAA requires EPA to designate areas as attainment or nonattainment following promulgation of a new National Ambient Air Quality Standard (NAAQS), such as the October 1, 2015 8-hour standard for ozone. The EPA has asked states for their recommendations for nonattainment boundaries by October 1, 2016. The EPA has recommended in guidance that a state base its boundary recommendations for the revised primary and secondary ozone standard using the three most recent years of certified air quality monitoring data (i.e., 2013 - 2015).¹ However, the guidance notes that EPA's final decision on a state's recommendations (due by October 1, 2017) will be based on 2014 - 2016 certified ozone monitoring data. Although 2016 monitoring data will not be certified until after the current ozone season (i.e., October 31, 2016), a state may also review and consider preliminary 2016 data in developing its recommendations due to EPA by October 1, 2016.

Over the past decade, North Carolina has implemented substantial, progressive emissions reductions that have resulted in statewide attainment of the 1997 8-hour and 2008 8-hour ozone standards. This improvement has been achieved through hard work and partnerships with our

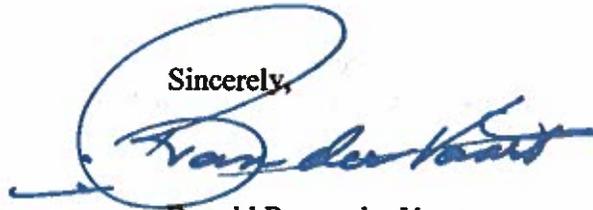
¹ Memorandum from McCabe, Janet G., Acting EPA Assistant Administrator, to EPA Regional Administrators, *Area Designations for the 2015 Ozone National Ambient Air Quality Standards*, February 25, 2016.

many local, state, and federal partners. North Carolina operates a robust ozone monitoring network with years of measurement, quality-assurance, and data analysis experience. Based on the 2013 - 2015 certified ambient monitoring data, the design values for all ozone monitors in North Carolina are below the revised 2015 8-hour ozone NAAQS (see Figure 1). In addition, for 2016, based on preliminary data recorded through September 11, the design values for all ozone monitors in North Carolina are below the revised 2015 ozone standard (see Figure 2). Therefore, it is North Carolina's recommendation that all counties in North Carolina be designated as "Attainment" for the revised 8-hour ozone standard, as listed in Table 1.

North Carolina is committed to protecting the health of our citizens, our environment, and our economy. Maintaining air quality is critical to the health of our citizens, our future growth, prosperity and quality of life. We look forward to continuing to work with EPA and all of our other partners to establish appropriate boundaries for the 2015 8-hour ozone standard.

If you have any questions regarding this submittal, please contact Sheila Holman of my staff at (919) 707-8430.

Sincerely,



Donald R. van der Vaart
Secretary, NCDEQ

DRV/sch

Enclosure

cc: The Honorable Governor Pat McCrory
Mr. John E. Skvarla, III, Secretary, NC Dept. of Commerce
Mr. Nick Tennyson, Secretary, NC Dept. of Transportation
Mr. Steve Troxler, Commissioner, NC Dept. of Agriculture
Ms. Sheila C. Holman, Director, NCDAQ
Mr. Michael Abraczinskas, Deputy Director, NCDAQ
Mr. Scott R. Davis, USEPA
Ms. Lynorae Benjamin, USEPA
Mr. William Barnette, Forsyth County Office of Environmental Assistance and Protection
Ms. Leslie Rhodes, Mecklenburg County Air Quality
Mr. David Brigman, Western Regional Air Quality Agency

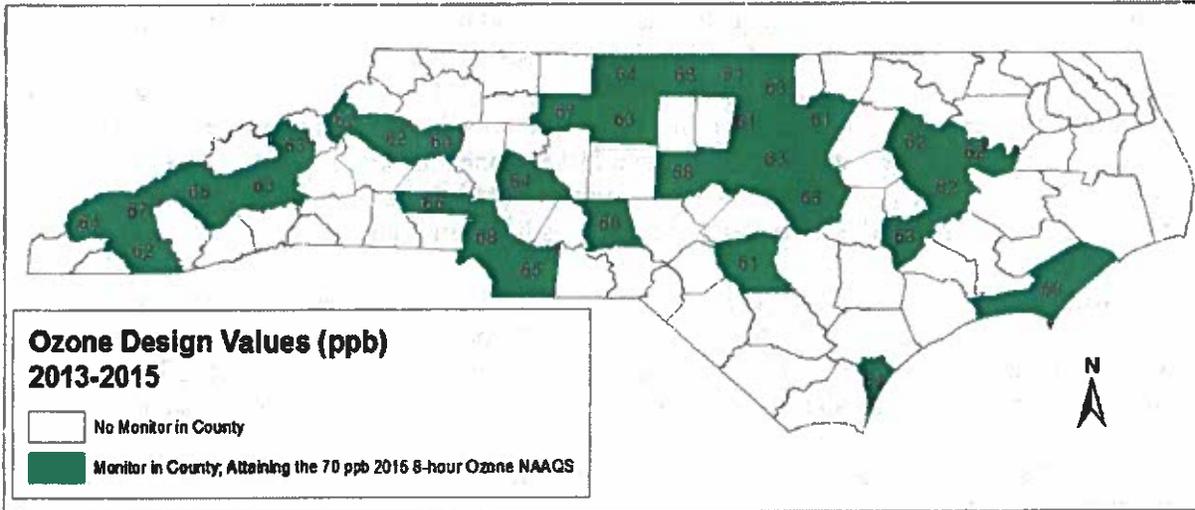


Figure 1. Ozone Design Values for 2013-2015 for Counties with Monitors Based on 3-Year Average of 4th Highest Maximum 8-Hour Concentration.
 (Monitoring data for 2013-2015 are certified)

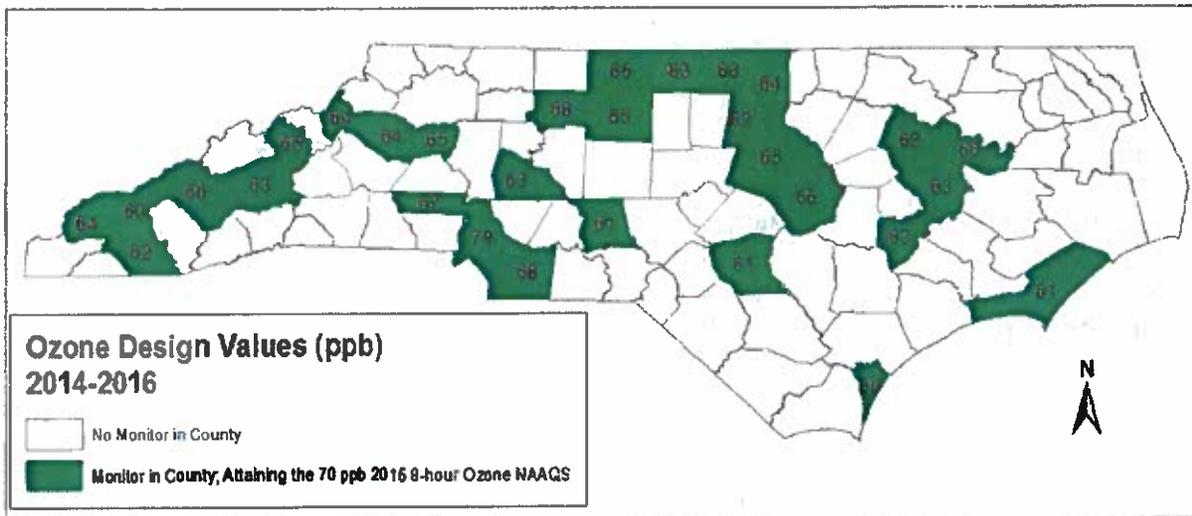


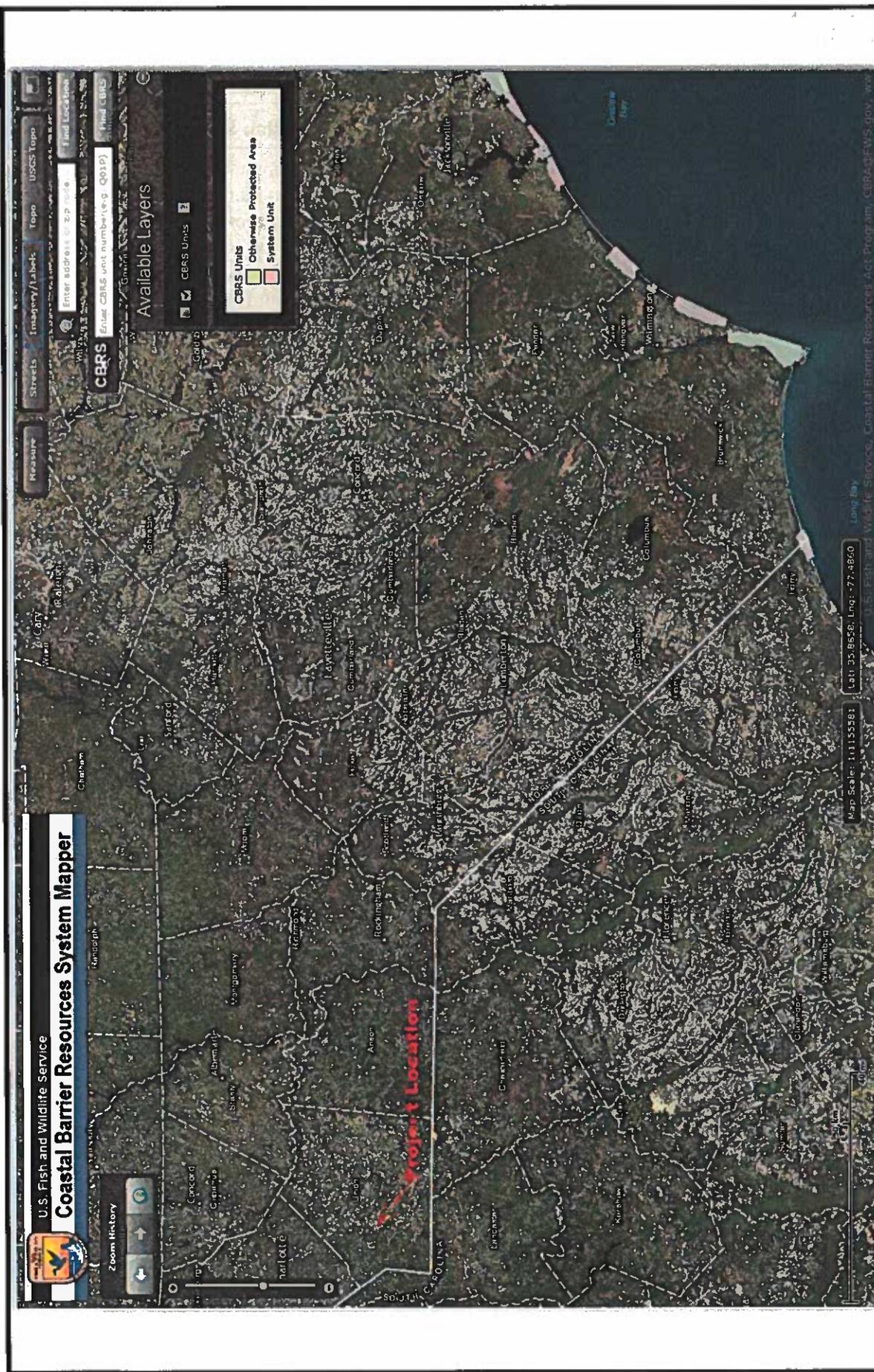
Figure 2. Preliminary Ozone Design Values for 2014-2016 for Counties with Monitors Based on 3-Year Average of 4th Highest Maximum 8-Hour Concentration.
 (Monitoring data for 2014 and 2015 are certified; 2016 monitoring data are preliminary through September 11)

Table 1. North Carolina Designation Recommendations for 2015 8-Hour Ozone National Ambient Air Quality Standard

Designated Area	Designation Status
Alamance County	Attainment
Alexander County	Attainment
Alleghany County	Attainment
Anson County	Attainment
Ashe County	Attainment
Avery County	Attainment
Beaufort County	Attainment
Bertie County	Attainment
Bladen County	Attainment
Brunswick County	Attainment
Buncombe County	Attainment
Burke County	Attainment
Cabarrus County	Attainment
Caldwell County	Attainment
Camden County	Attainment
Carteret County	Attainment
Caswell County	Attainment
Catawba County	Attainment
Chatham County	Attainment
Cherokee County	Attainment
Chowan County	Attainment
Clay County	Attainment
Cleveland County	Attainment
Columbus County	Attainment
Craven County	Attainment
Cumberland County	Attainment
Currituck County	Attainment
Dare County	Attainment
Davidson County	Attainment
Davie County	Attainment
Duplin County	Attainment
Durham County	Attainment
Edgecombe County	Attainment
Forsyth County	Attainment
Franklin County	Attainment
Gaston County	Attainment
Gates County	Attainment
Graham County	Attainment

Designated Area	Designation Status
Granville County	Attainment
Greene County	Attainment
Guilford County	Attainment
Halifax County	Attainment
Harnett County	Attainment
Haywood County	Attainment
Henderson County	Attainment
Hertford County	Attainment
Hoke County	Attainment
Hyde County	Attainment
Iredell County	Attainment
Jackson County	Attainment
Johnston County	Attainment
Jones County	Attainment
Lee County	Attainment
Lenoir County	Attainment
Lincoln County	Attainment
Macon County	Attainment
Madison County	Attainment
Martin County	Attainment
McDowell County	Attainment
Mecklenburg County	Attainment
Mitchell County	Attainment
Montgomery County	Attainment
Moore County	Attainment
Nash County	Attainment
New Hanover County	Attainment
Northampton County	Attainment
Onslow County	Attainment
Orange County	Attainment
Pamlico County	Attainment
Pasquotank County	Attainment
Pender County	Attainment
Perquimans County	Attainment
Person County	Attainment
Pitt County	Attainment
Polk County	Attainment
Randolph County	Attainment
Richmond County	Attainment
Robeson County	Attainment
Rockingham County	Attainment

Designated Area	Designation Status
Rowan County	Attainment
Rutherford County	Attainment
Sampson County	Attainment
Scotland County	Attainment
Stanly County	Attainment
Stokes County	Attainment
Surry County	Attainment
Swain County	Attainment
Transylvania County	Attainment
Tyrrell County	Attainment
Union County	Attainment
Vance County	Attainment
Wake County	Attainment
Warren County	Attainment
Washington County	Attainment
Watauga County	Attainment
Wayne County	Attainment
Wilkes County	Attainment
Wilson County	Attainment
Yadkin County	Attainment
Yancey County	Attainment



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

FIGURE 5
Coastal Zone Management Location Map
Winchester Avenue City Owned Lots Environmental Assessment
Monroe, North Carolina

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Cleanups In My Community Map

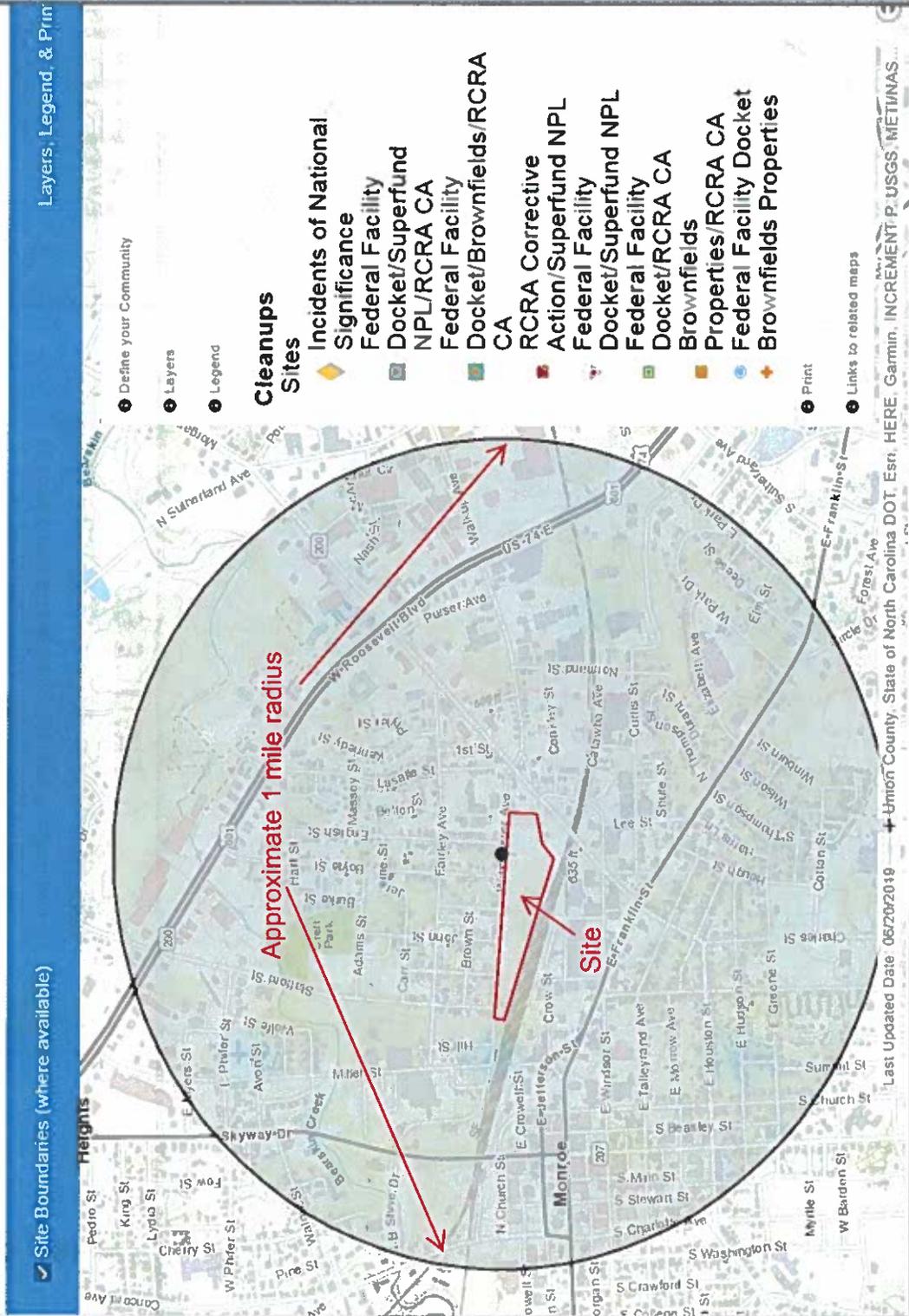


FIGURE 6A

Superfund Waste Site Map

www.epa.gov/superfund/search-superfund-sites
<https://ofmpub.epa.gov/apex/cimc/f?p=cimc:map:0:::71>

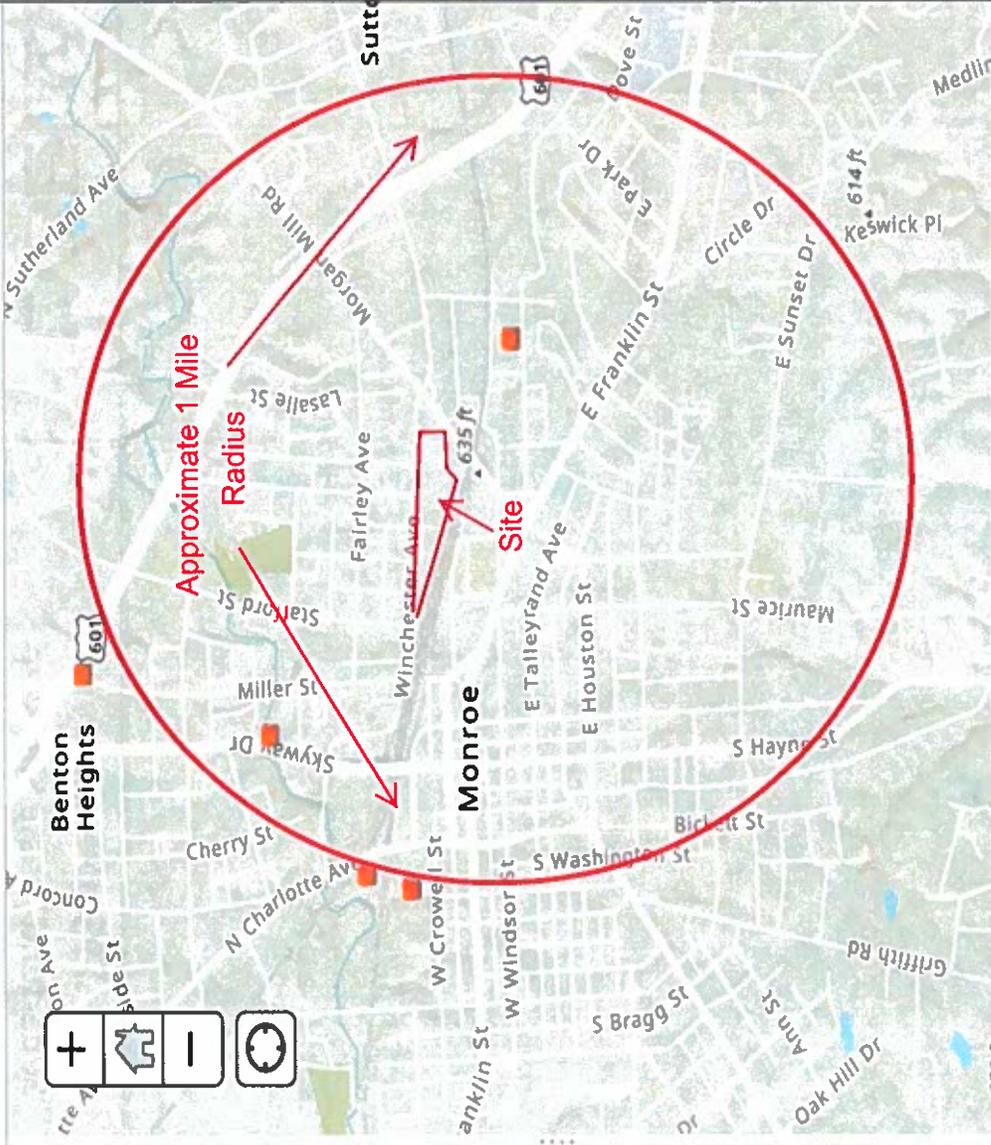
Winchester Avenue City Owned Lots Environmental Assessment
 Monroe, North Carolina

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- Contents
- Inactive Hazardous Sites
 - Topographic



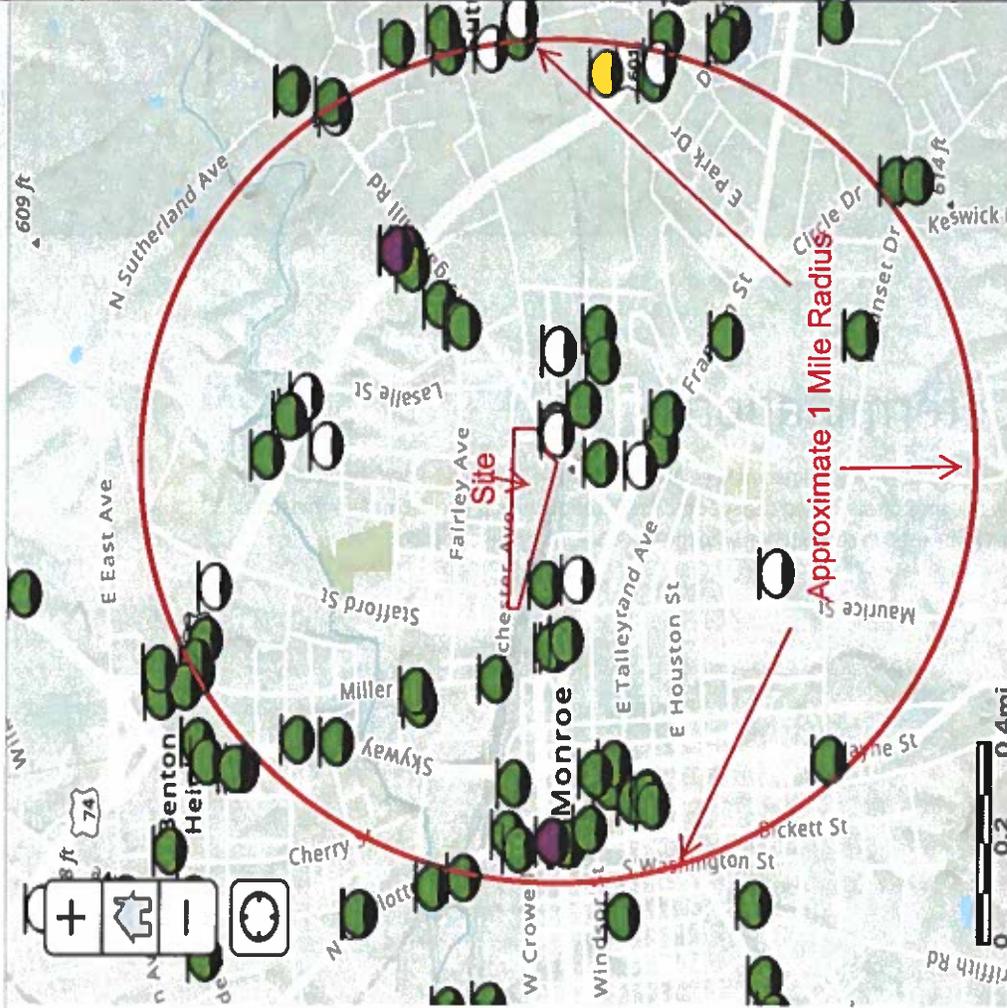
NOT TO SCALE

FIGURE 6B

Inactive Hazardous Waste Site Map
deq.nc.gov/about/divisions/waste-management
Inactive Hazardous Site Map Viewer
Winchester Avenue City Owned Lots Environmental Assessment
Monroe, North Carolina

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Contents

- RUST
- High Risk
- Intermediate Risk
- Low Risk
- Unknown Risk
- Blank Risk
- Topographic

Help | Trust Center | Legal

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FIGURE 6C
Regional Underground Storage Tank Map
 deq.nc.gov/about/divisions/waste-management
 RUST Incidents Map Viewer
 Winchester Avenue City Owned Lots Environmental Assessment
 Monroe, North Carolina

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Winchester City Owned Lots Environmental Assessment

Union County, North Carolina

PROJECT HOME

REGULATORY REVIEW

LOCAL OFFICE ASHEVILLE

[Regulatory review](#) / [Endangered species](#) / [Species determinations](#)

Species determinations

For listed species not covered by determination keys, an impact analysis should be performed to reach a conclusion about how this project will impact the species. These conclusions will result in *determinations* for each species, which will be used in consultation with the U.S. Fish and Wildlife Service.

Clams

NAME	DETERMINATION
Carolina Heelsplitter <input type="checkbox"/> <small>CH</small> <i>Lasmigona decorata</i>	None

Flowering Plants

NAME	DETERMINATION
Michaux's Sumac <i>Rhus michauxii</i>	None
Schweinitz's Sunflower <i>Hellantnus schweinitzii</i>	None

Critical habitats

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION



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FIGURE 7 Endangered Species Assessment

Winchester Avenue City Owned Lots EA
Monroe, North Carolina

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Figure 8A
Explosive and Flammable Hazards
Acceptable Separation Distance
Calculation
Winchester Avenue City Owned Lots EA
Monroe, North Carolina

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VBELVA

Acceptable Separation Distance Assessment

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquefied gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPPU)

ASD for Thermal Radiation for Buildings (ASDBPU)

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)





Figure 9
Farmlands Protection Map
 Winchester City Owned Lots Environmental Assessment
 Monroe, North Carolina

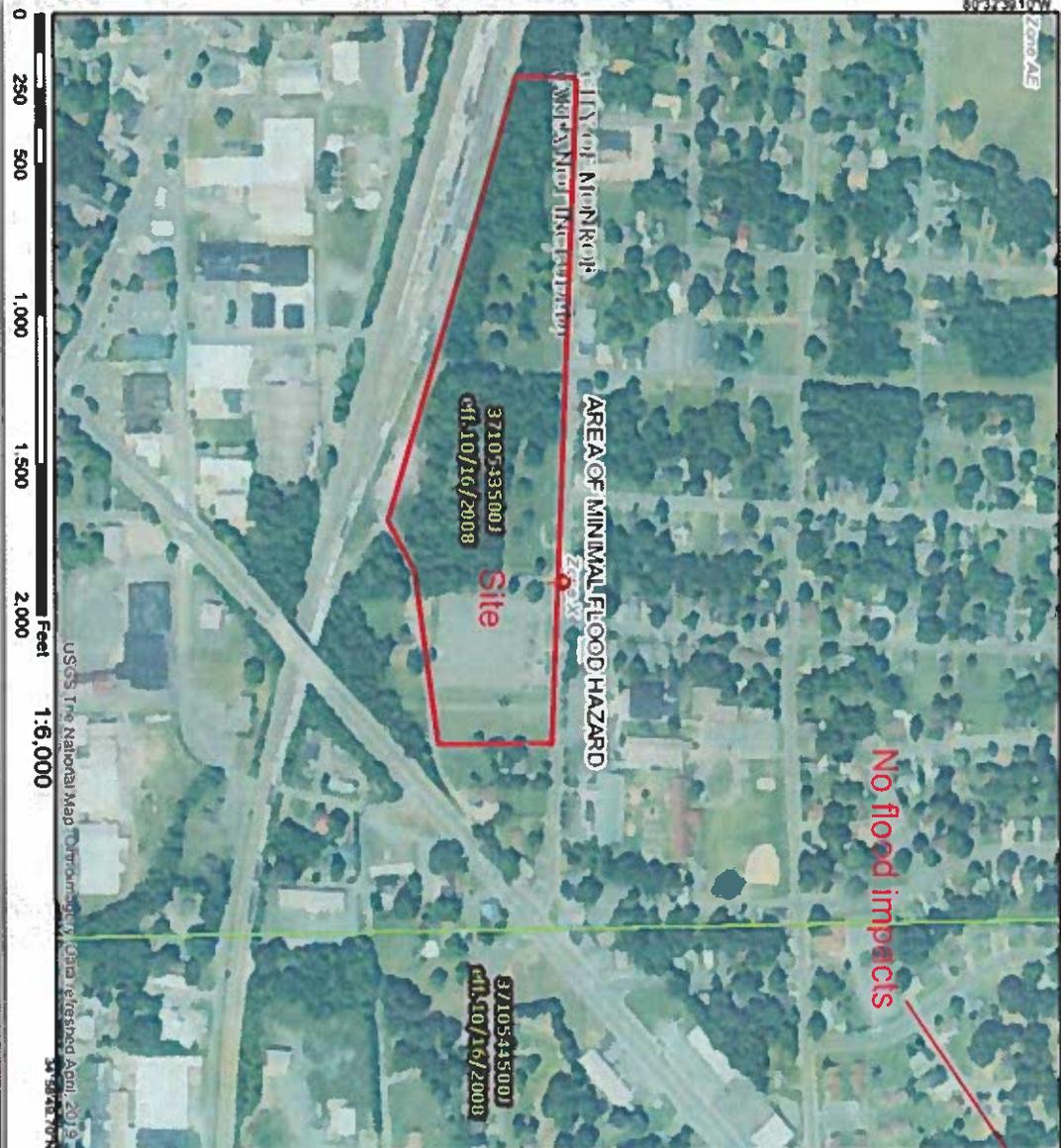


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National Flood Hazard Layer FIRMette



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FIGURE 10
FEMA Floodplain FIRMette

Winchester Avenue City Owned Lots Environmental Assessment
Monroe, North Carolina

Winchester Ave City Owned Lots EA

Legend

SEE THE REPORT FOR DETAILS LISTING ADO ADOPT AND FOR FURTHER INFORMATION

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A199
- With BFE or Depth Zone AE, AO, AH, V, A199
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone A
- Nature Conditions 1% Annual Chance Flood Hazard Zone A
- Areas with Potential Flood Risk due to Levees. See Notes. Zone B
- Areas with Flood Risk due to Levee Zone B

OTHER AREAS

- Area of Minimal Flood Hazard Zone F
- Shrubby Lands
- Area of Undetermined Flood Hazard Zone B

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Truncat
- Base Flood Elevation Line (BFE)
- Limit of Study
- Archeological Boundary
- Coastal Truncat Boundary
- Public Use Area
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The disclaimer herein complies with FEMA's bestmap accuracy standards.

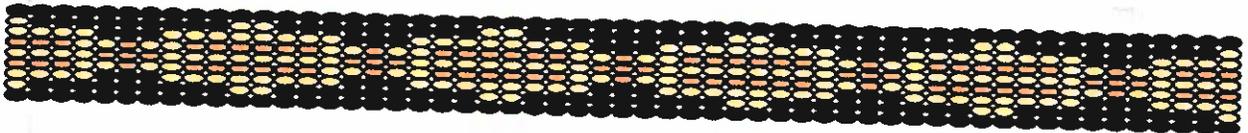
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2013 at 2:43:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and derivative information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: sampling imagery, flood zone labels, digital data, map of FEMA effects data. This image for unapproved use, unauthorized areas cannot be used for regulatory purposes.

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Catawba Indian Nation
Tribal Historic Preservation Office
1538 Tom Steven Road
Rock Hill, South Carolina 29730
Office 803-328-2427
Fax 803-328-5791



September 6, 2019

Attention: Richard Role
Labella Associates
400 S. Tryon Street, Suite 1300
Charlotte, NC 28285

Re: THPO # TCNS #
Project Description
2019-959-2
Winchester Avenue Overlay, City Owned Lots, City of Monroe - Labella Project 2191563

Dear Mr. Role,

The Catawba have no immediate concerns with regard to traditional cultural properties, sacred sites or Native American archaeological sites within the boundaries of the proposed project areas. However, the Catawba are to be notified if Native American artifacts and / or human remains are located during the ground disturbance phase of this project.

If you have questions please contact Caitlin Rogers at 803-328-2427 ext. 226, or e-mail caitlinh@ccppcrafts.com.

Sincerely,

Caitlin Rogers for
Wenonah G. Haire
Tribal Historic Preservation Officer

Figure 11A

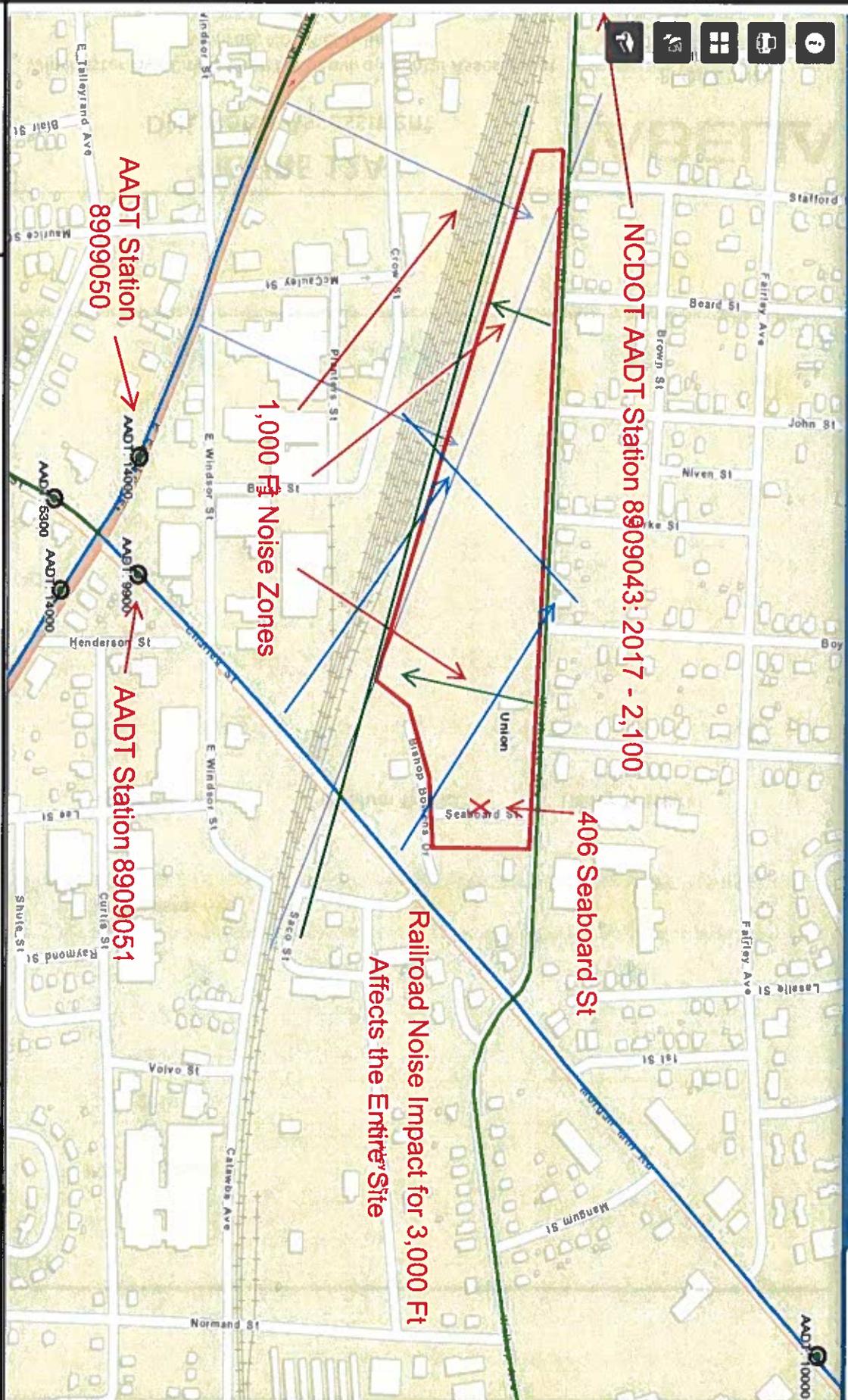


Figure 12
Potential Noise Impact Zone Map

Winchester Avenue City Owned Lots EA
Monroe, North Carolina

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PROJECT NO.
2191563

NOT TO SCALE



DNL Calculator

Site ID	406 Seaboard St
Record Date	11/12/2019
User's Name	rkr
Road # 1 Name:	Winchester Ave
Road #1	<input type="checkbox"/> Cars <input type="checkbox"/> Medium Trucks <input type="checkbox"/> Heavy Trucks
Effective Distance	50
Distance to Stop Sign	
Average Speed	25
Average Daily Trips (ADT)	2200
Night Fraction of ADT	45
Road Gradient (%)	
Vehicle DNL	58.1314
Calculate Road #1 DNL	58.1314
<input type="button" value="Reset"/>	

NOT TO SCALE



Winchester Ave City Owned Lots Environmental Assessment
Monroe, North Carolina

FIGURE 12A DNL Noise Assessment

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FIGURE 12B
DNL Noise Assessment

Winchester Ave City Owned Lots Environmental Assessment
Monroe, North Carolina

NOT TO SCALE



Calculate Road #2 DNL		58.9322	Reset
Vehicle DNL		58.9322	
Road Gradient (%)			
Night Fraction of ADT	45		
Average Daily Trips (ADT)	12000		
Average Speed	45		
Distance to Stop Sign			
Effective Distance	300		
Vehicle Type	<input checked="" type="checkbox"/> Cars <input type="checkbox"/> Medium Trucks <input type="checkbox"/> Heavy Trucks		
Road #2			
Road # 2 Name:	Morgan Mill Rd		

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FIGURE 12C DNL Noise Assessment

Winchester Ave City Owned Lots Environmental Assessment
Monroe, North Carolina

NOT TO SCALE



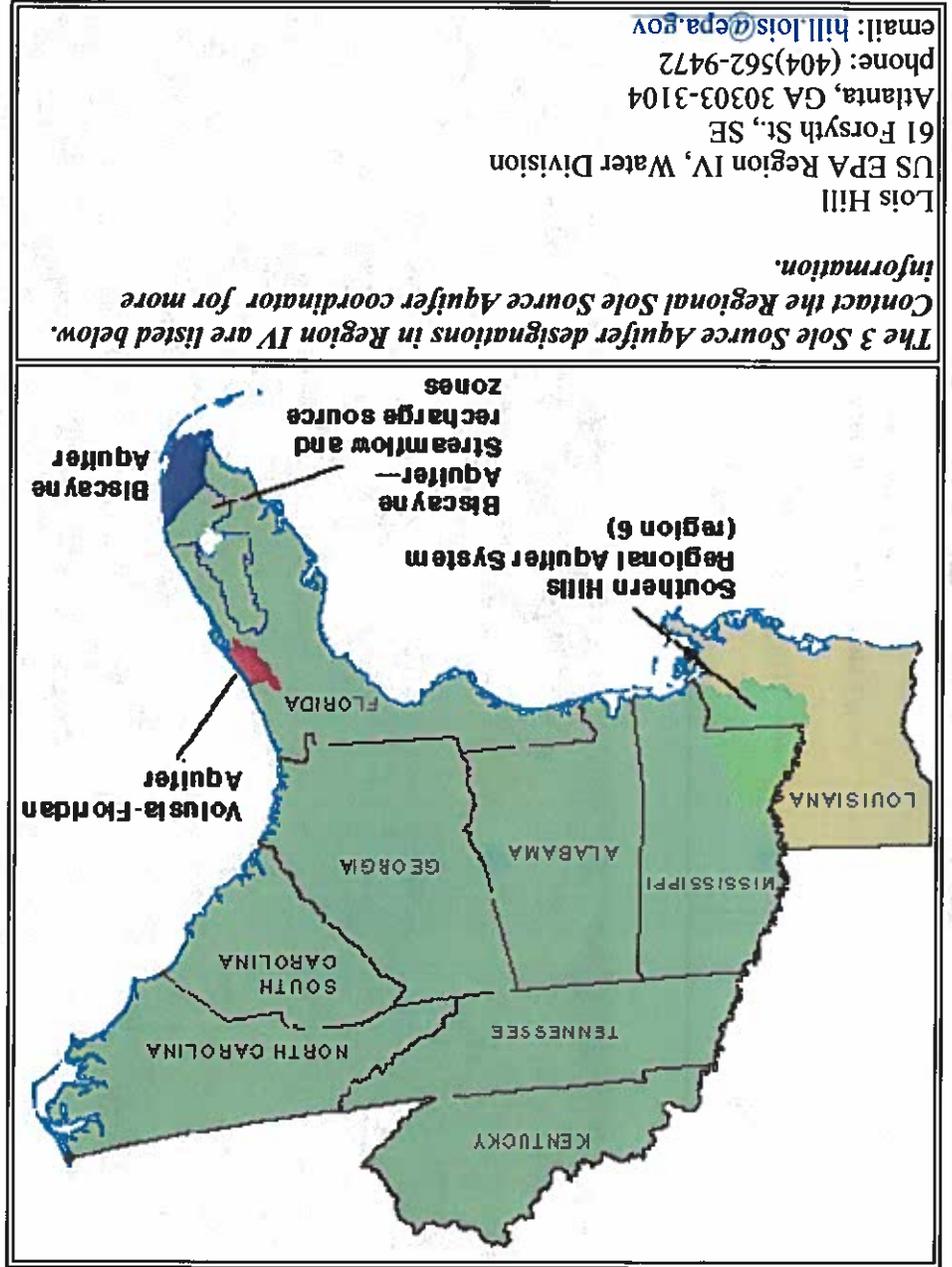
Railroad #1 Track Identifier: <input type="text" value="Yard"/>	
Rail # 1	
Train Type <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Diesel	
Effective Distance	<input type="text" value="515"/>
Average Train Speed	<input type="text" value="40"/>
Engines per Train	<input type="text" value="2"/>
Railway cars per Train	<input type="text" value="85"/>
Average Train Operations (ATO)	<input type="text" value="8"/>
Night Fraction of ATO	<input type="text" value="50"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Boiled Tracks?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Train DNL	65.1494
Calculate Rail #1 DNL	65.1494
Add Road Source Add Rail Source	
Airport Noise Level	<input type="text"/>
Loud Impulse Sounds?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Combined DNL for all Road and Rail sources	66.7641
<input type="button" value="Reset"/>	

Designated Sole Source Aquifers in EPA Region IV

Figure 13

Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee

From: www.epa.gov/dwssa



The 3 Sole Source Aquifer designations in Region IV are listed below. Contact the Regional Sole Source Aquifer coordinator for more information.

Lois Hill
 US EPA Region IV, Water Division
 61 Forsyth St., SE
 Atlanta, GA 30303-3104
 phone: (404)562-9472
 email: hilllois@epa.gov

DESIGNATED SOLE SOURCE AQUIFERS IN REGION IV:

State	Sole Source Aquifer Name	Federal Register Cit.	Public. Date	GIS map
FL	Biscayne Aquifer, Broward, Dade, Monroe & Palm Beach Counties	44 FR 58797	10/11/79	no
FL	Volusia-Floridan Aquifer, Flagler & Putnam Counties	52 FR 44221	11/18/87	no
*LA/MS	Southern Hills Regional Aquifer System	53 FR 25538	07/07/88	no

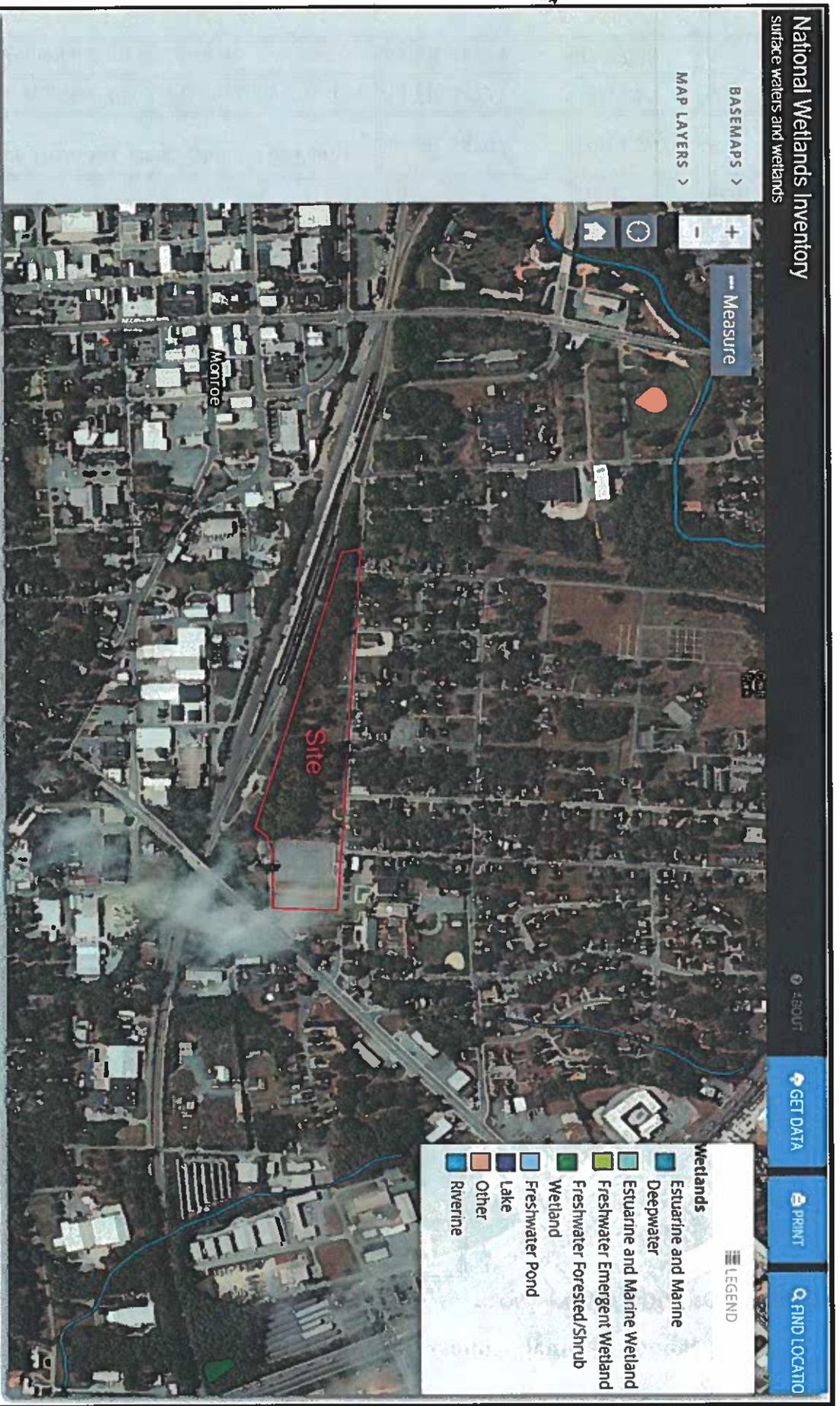


FIGURE 14
Wetlands Location Map

Winchester Avenue City Owned Lots EA
Monroe, North Carolina

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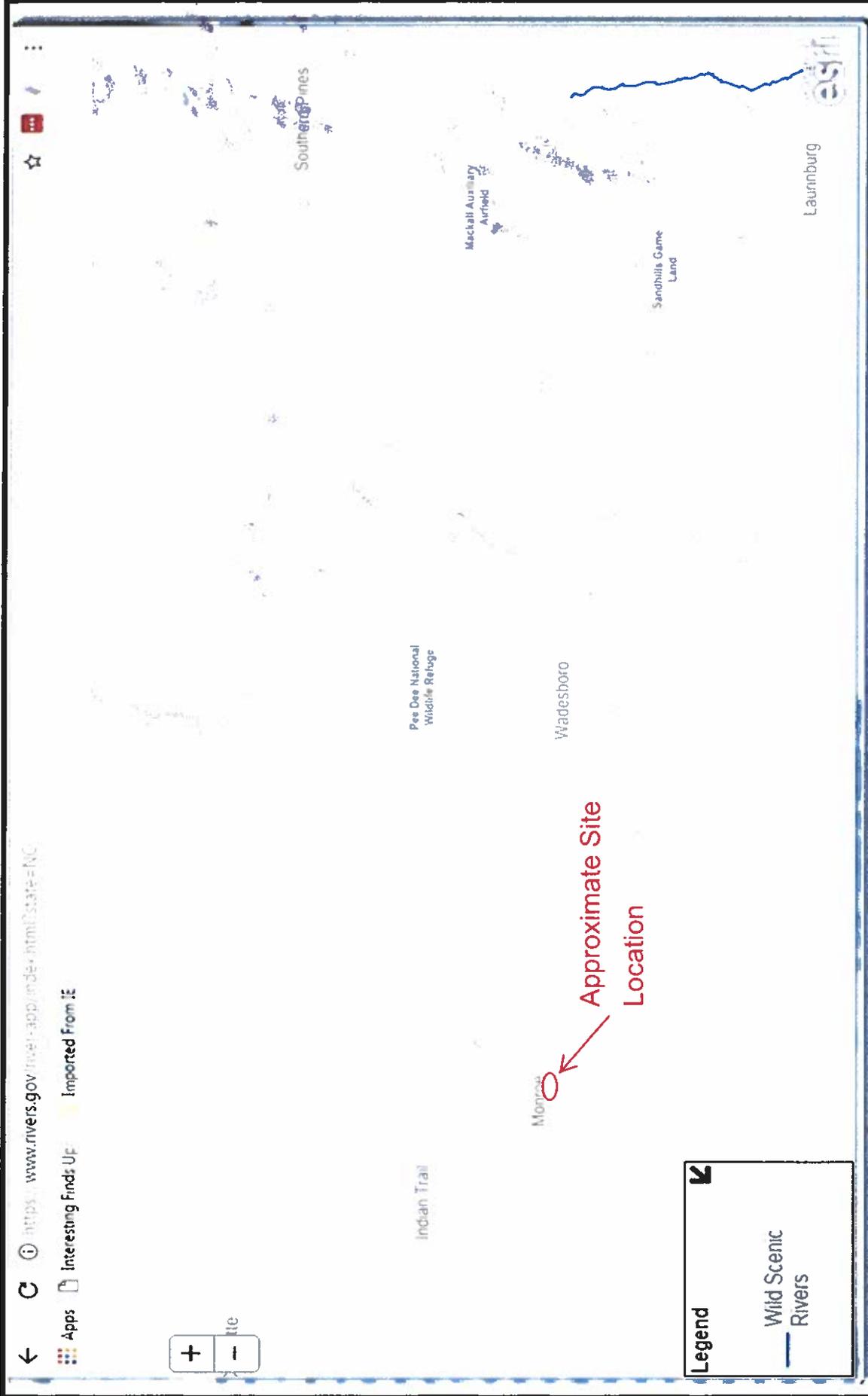


Figure 12
Wild and Scenic River Map

Winchester Avenue City Owned Lots EA
Monroe, North Carolina

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