



**Tiered Review Strategy for Housing and Community Development Activities
Funded by Local Government**



**The City of Monroe
Winchester Neighborhood Overlay Revitalization Project**

**Activities Are Categorically Excluded
as identified in 24 CFR Part 58.35(a)
But Subject to 24 CFR 58.50 and 58.56**

Prepared by:

**LaBella Associates, PC
400 S Tryon Street, Ste 1300
Charlotte, NC 28285**



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Introduction

The City of Monroe has established a policy to ensure that properties are reviewed for environmental impacts that result from the activities and projects they sponsor prior to a commitment of funds in order to identify negative impacts on the environment, or create environmental conditions that would adversely affect the persons served by the project or the community.

The City of Monroe has proposed a tiered environmental review for the minor rehabilitation, remediation and repair of 1-4 unit residential properties that have been damaged, neglected, abandoned or otherwise become blighted within the Winchester Avenue Neighborhood Overlay Master Plan Activity Area (Winchester Ave Neighborhood Overlay Area), see Project Site Location Map in the Appendix. The City has developed a broad review at the project-wide geographical level (Tier 1) of the Winchester Ave Neighborhood Overlay Area, and a site-specific strategy (Tier 2) for environmental clearance when individual addresses have been identified and proposed for project inclusion or funding.

This strategy covers the environmental determinations for Housing Activities that include Rehabilitation, Acquisition, Deconstruction and Re-Construction, New Construction, Demolition, Lot Clearing, Development, and Securing and/or Weatherize. The program is designed to carry out activities throughout the Winchester Ave Neighborhood Overlay Area, or **Project Area**.

The City of Monroe's (City) strategic process, in accordance with Part 58, is detailed in this document. The purpose of this Tier 1 strategy is to identify the target areas in the Winchester Ave Neighborhood Overlay Area for the selection of eligible projects and to identify which specific environmental factors can be determined not to be adversely impacted by proposed project work. The Tier 1 stage of the strategy includes the statutory check list for determining projects as exempt and in compliance not subject to further review in accordance with federal, state and local, and environmental regulations, identifying specific environmental factors which cannot be determined to be in compliance at this time. A Tier 2 site-specific review will be conducted for each selected parcel or group of parcels (Site) prior to funding and construction to assess those specific environmental factors identified in this Tier 1 assessment.

This tiered review strategy does not impact any federally funded project that is subject to the NEPA guidelines for a choice limiting activity. All specific site environmental projects will require a supplemental review under this strategy.

Questions and comments regarding the City's tiered strategy review should be directed to Teresa V. Campo, Planning and Development, Community Development Division, Community Development Coordinator, PO Box 69, Monroe, NC 28111, tcampo@monroenc.org, 704-282-4526.



Tiered Review Site Strategy

A tiered review allows the City to review broad environmental impact assessments (Tier 1) at the early stage of the project and then complete focused, limited site-specific impact assessments (Tier 2) when the individual sites are identified. The Tier 1 process allows the City to identify environmental factors across the project area that would or would not impact proposed activities. Subsequently, the Tier 2 process allows for an efficient assessment of the identified potential environmental impacts at each property considered for inclusion in the project. This process allows the selection of project properties and the commitment of funds with reduced risk of future adverse cost or time impacts resulting from unknown or unanticipated environmental impacts.

The "level of review" is determined by completing the modified Statutory Worksheets, contained herein, contained in the Appendix and identified as Modified Statutory Worksheets. Each compliance factor has been evaluated. Certain compliance factors that are documented have been eliminated as no effect and in compliance and no further or subsequent review is required for these factors in the site-specific Tier 2 assessments. For example, since there are no Coastal Zones in the City; the Coastal Zone Management Act requirements can be determined to have no effect and no further review is required in any subsequent Tier 2 assessments. Further, the documentation for that determination is submitted with the Environmental Review Record (ERR).

The following sections identify and respond to the listed environmental factors to determine eligibility of a project. In developing this strategy an analysis of the Winchester Ave Neighborhood Overlay Master Plan Area was conducted to determine the environmental health and safety factors that are in compliance with law in funding and/or carrying out local housing and community development activities.



**Environmental Assessment
Determinations and Compliance Findings for Projects
NON-HUD FUNDED**

**MODIFIED STATUTORY WORKSHEET 24 CFR Part 58
for Housing and Community Development Activities**

Project Information

Project Name: Winchester Avenue Neighborhood Overlay Revitalization

Responsible Entity: City of Monroe, Union County, North Carolina

Grant Recipient (if different than Responsible Entity): NA

State/Local Identifier:

Preparer: Richard Rote

Certifying Officer Name and Title: E. Larry Faison, City Manager

Consultant (if applicable): LaBella Associates, PC

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

Project Location: Winchester Ave Neighborhood Overlay Master Plan Area

See: Project Site Location Map in the appendix

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

The City of Monroe is proposing to use funding for rehabilitation and improvement of slum and blighted residential properties located within the Winchester Neighborhood Overlay. This project involves acquisition, demolition and other improvements to eliminate slum and blight.

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

The City is voluntarily seeking to identify environmental impacts prior to acquisition.

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

Select properties are in poor condition, ranging from unsightly to abandoned and unsafe.

Funding Information

| Grant Number | HUD Program | Funding Amount |
|--------------|-------------|----------------|
| NA | NA | \$NA |

Estimated Total HUD Funded Amount: \$NA

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$500,000



MODIFIED STATUTORY WORKSHEET for Housing and Community Development Activities

REFERENCE 24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

PROJECT NAME and DESCRIPTION: Winchester Neighborhood Overlay Master Plan Area Project
All activities are located within the incorporated areas of the City of Monroe, Union County, North Carolina. All activities are in relation to housing or community development activities including economic vitality.

This project is determined to be categorically excluded according to: [Cite section(s)] CFR 58.35 Subject to CFR 58.50.

DIRECTIONS - Write "A" in the Status Column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

Compliance Factors:

| Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 | Status A/B | Compliance Documentation |
|--|---------------|--|
| Historic Preservation [36 CFR Part 800] | B | The Site is not located within a designated National Register listed district, or within a locally designated historic district. However, the project area does contain a number of structures that may have historical significance, such as early Mill Houses, and an early Mill is located adjacent to the western boundary. A site-specific assessment will be performed for each proposed project site, as appropriate, and when required by this part, for example when the site contains a structure greater than 45 years old. Each site-specific assessment will record building and site characteristics, and the information will be submitted to the State Historic Preservation Office and if appropriate the Catawba Indian Nation Tribal Historic Preservation Office for review prior to site modification. See Appendix Figure 1. |
| Floodplain Management [24 CFR 55, Executive Order 11988] | A | The Winchester Avenue Master Plan Area does not include any areas identified as being within a floodplain management area. Two small areas have the potential for impact by their inclusion in 1% and 0.2% Annual Chance Flood Hazard zones. One area is located near the intersection of Fairly Ave and Stafford Street on the western boundary of the Project Area and the other is the northwestern portion of the units at West Ridge Apartments. For these limited parcels certain types of projects will not be in compliance with this factor, and should be avoided. See Appendix Figure 2. |
| Wetland Protection [Executive Order 11990] | A | The Winchester Avenue Master Plan Area does not include any areas identified as containing wetlands. See Appendix Figure 3. |
| Coastal Zone Management Act [Sections 307(c), (d)] | A | The Winchester Avenue Master Plan Area does not include any areas subject to review under or subject to the requirements of the Coastal Zone Management Act. See Appendix Figure 4. |



| | | |
|--|---|---|
| Sole Source Aquifers [40 CFR 149] | A | The Winchester Avenue Master Plan Area does not include any areas identified as sole source aquifers or watershed area. See Appendix Figure 5. |
| Endangered Species Act [50 CFR 402] | A | The project area is a long developed urban neighborhood, with little undeveloped land except for a couple of small areas along Bearskin Creek. Project activities are largely expected to occur within or on existing structures and developed properties located within the urban neighborhood. Projects of this nature will have no adverse effect on protected plant and animal species or habitats in those developed areas. Project work that disturbs undeveloped wooded plots are not considered part of this project and may require a site-specific wildlife assessment. See Appendix Figure 6. |
| Wild and Scenic Rivers Act [Sections 7(b), and (c)] | A | The Winchester Neighborhood Overlay Area does not include any areas identified as containing wild and scenic rivers. See Appendix Figure 7. |
| Clean Air Act [Sections 176(c), (d), and 40 CFR 6, 51, 93] | A | <p>The Project is located within an attainment area. The proposed activities are consistent with the State Implementation Plan and no air quality permits are needed. See Appendix Figure 8 and 8A.</p> <p>The City will perform Tier 2 assessments for the presence of asbestos and mold for projects that may disturb building materials, and will remediate as necessary prior to such work in this project.</p> |
| Farmland Protection Policy Act [7 CFR 658] | A | All project activities will take place within the City limits, zoned for appropriate urban uses. There is no farmland within the boundaries of the project; therefore the project will have no impact on farmland. See Figure 9. |
| Environmental Justice [Executive Order 12898] | A | The project will be consistent with the principles of EO 12898 and the related HUD initiatives. The characteristics of the Project Area are not substantially different than State averages. Proposed project work will not adversely impact these characteristics and may result in improvement to the Lead Paint Index. There will be no adverse environmental justice impact from the proposed actions. See the Environmental Justice Screen Report in Figure 10A and 10B. |
| HUD ENVIRONMENTAL STANDARDS Noise Abatement and Control [24 CFR 51B] | B | Northern sections of the project area are within 1,000 ft of W Roosevelt Blvd or US Route 74, eastern properties are within 1,000 feet of Morgan Mill Road and a small number of properties are within 1,000 feet of Skyway Drive to the west. The entire project area is within 3,000 feet of a railroad. Noise impacts will vary considerably with location. A noise assessment worksheet will be prepared for each proposed project property within the Project Area. See Appendix Figure 11 for identified potential noise impact zones. |
| Explosive and Flammable Operations [24 CFR 51C] | B | The project area was reviewed via street-side inspection and no storage tanks were observed within the Project Area. Above ground storage tanks were observed at 201 Old Morgan Road and 417 Crow Street. The facilities appeared to be fuel storage for Brewer Hendley Oil. Commercial and retail operations along W Roosevelt Blvd and Morgan Mill Road have the potential to add above ground storage at any time. Work proposed for properties near these roads and the southern boundary of the Site may need to undergo an assessment for and calculation of an Acceptable Separation Distance based on materials stored in these areas. See Figure 12. |



| | | |
|---|---|--|
| Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(2)] | B | A broad-based review of state, federal and local records did not reveal the presence of Inactive Hazardous Waste Sites, landfills or toxic waste sites within 3,000 feet of the Site. There are Low Risk incidents related to underground storage tanks in proximity to the Site boundaries. State data resources will be reviewed for each property along the boundary to assure no new impacts are identified. See Appendix Figure 13A, 13B and 13C for results of the review. |
| Airport Clear Zones and Accident Potential Zones [24 CFR 51D] | A | 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 14 in the Appendix. The project is in compliance with Airport Hazards requirements. |



Mitigation Measures and Conditions

| Law, Authority or Factor | Mitigation Measure |
|---|--|
| Historic Preservation | Some properties within the project area contain structures that may be of historical significance. When appropriate, State and Tribal Historical Resource offices will be consulted for site-specific reviews when specific project properties have been identified. Photographs of homes and other structures, and information on the proposed rehabilitation work for each considered property will be submitted with each review. |
| Noise Abatement and Control | A noise assessment worksheet will be prepared, as needed, for each potentially impacted property, and if the average ambient day-night noise level (DNL) exceeds 65 dB noise attenuation measures may be incorporated into the scope of work to the extent practicable. |
| Explosive and Flammable Operations | Above ground storage tank facilities were observed at 2 locations adjacent to the Project Area. Properties within several hundred feet of these facilities that have been selected for potential inclusion in the project will be assessed for proximity to explosive or flammable hazards. If these hazards are nearby, the Acceptable Separation Distance will be calculated to determine if mitigation measures are required. If mitigation of the hazards is not possible, the property may be rejected from consideration for assistance. |
| Toxic Chemicals and Radioactive Materials | Properties selected for inclusion in the project will be inspected for asbestos-containing materials (ACM) and mold. All ACM potentially impacted or disturbed by project work will be abated. Mold will be removed by an experienced mold remediation firm. A broad-based review of state, federal and local records did not reveal the presence of Inactive Hazardous Waste Sites or similar potential hazards within 3,000 feet of the Project. State data resources will be reviewed for each property to assure no new impacts are identified. |

DETERMINATION:

- () This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities). Funds may be drawn down for this (now) EXEMPT project. OR
- (X) This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation protocol requirements before committing any funds. OR
- () The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA).

PREPARER SIGNATURE:  DATE: 1/14/20

PREPARER NAME/TITLE Richard Rote, Carolinas Environmental Manager

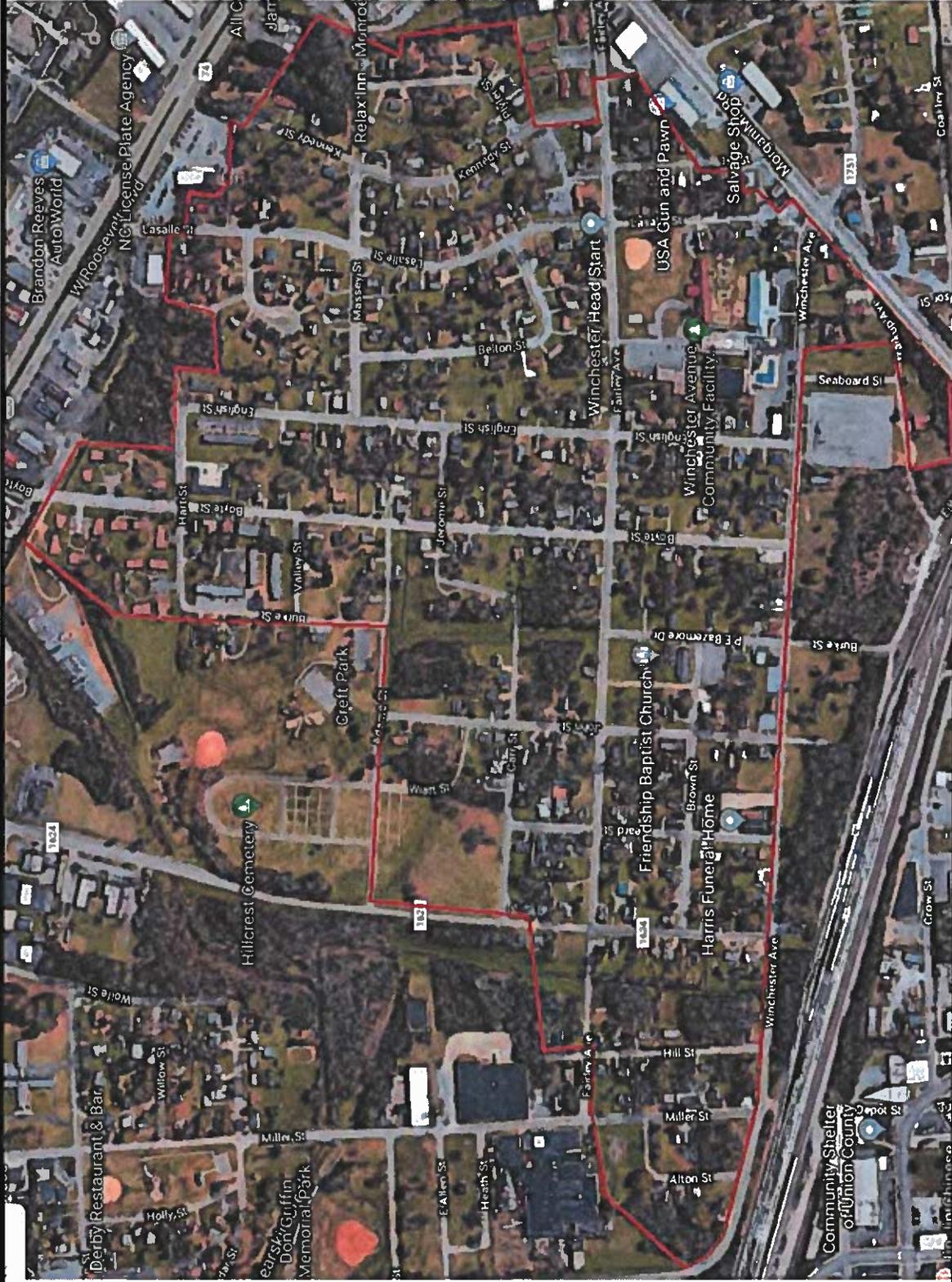
CITY OFFICIAL SIGNATURE:  DATE: 1-21-2020

NAME/TITLE: E. Larry Faison, City Manager



**Winchester Neighborhood Overlay Tier 1
Environmental Assessment**

APPENDIX



Project Location Map
Approximate Site Boundary

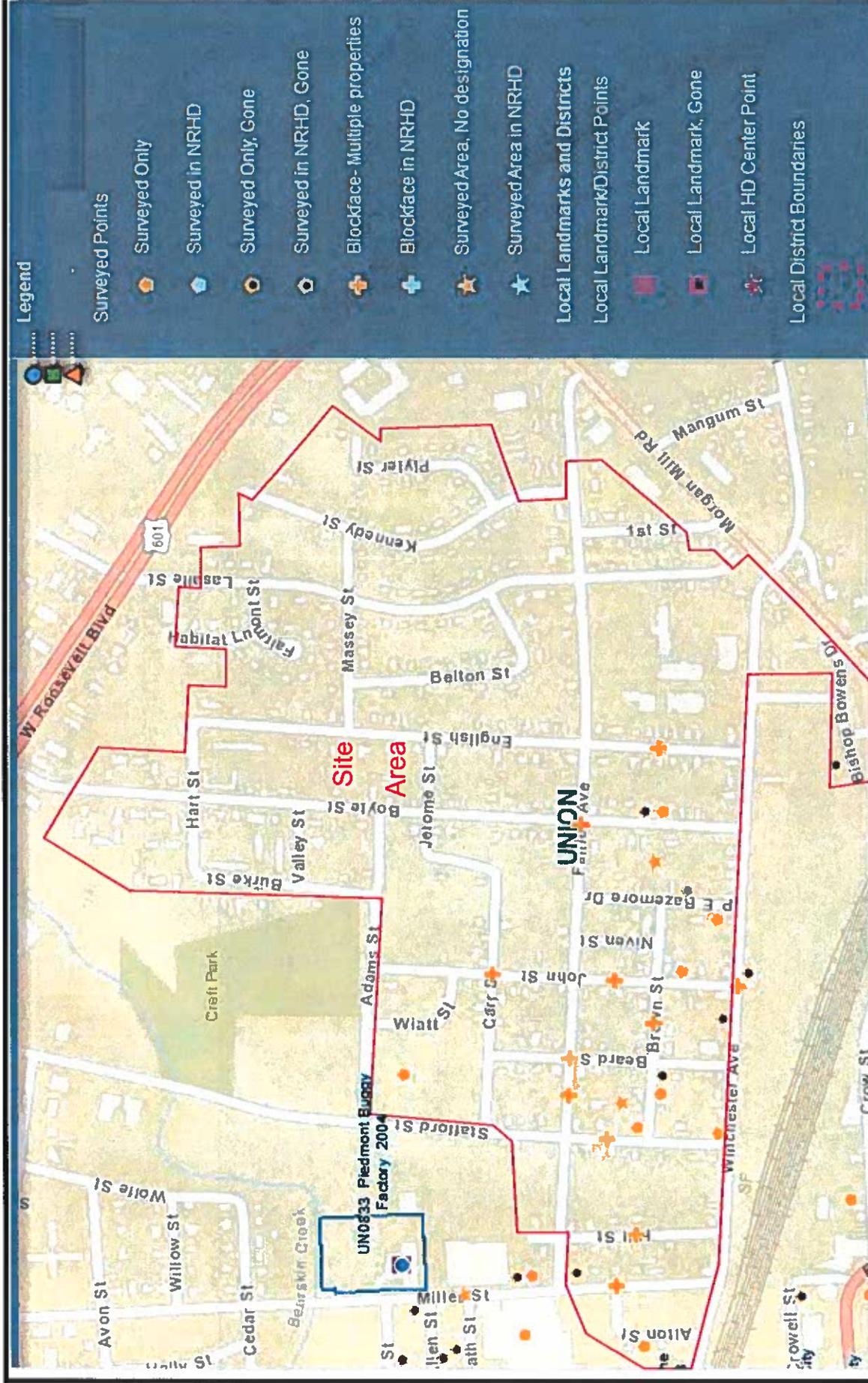
Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina



NOT TO SCALE

LABELLA

PROJECT NO.
 2191563.01



Legend

Surveyed Points

Surveyed Only

Surveyed in NRHD

Surveyed Only, Gone

Surveyed in NRHD, Gone

Blockface- Multiple properties

Blockface in NRHD

Surveyed Area, No designation

Surveyed Area in NRHD

Local Landmarks and Districts

Local Landmark/District Points

Local Landmark

Local Landmark, Gone

Local HD Center Point

Local District Boundaries



NOT TO SCALE

Figure 1
Historic Preservation Sites Map
 Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

LABELLA

PROJECT NO.
 2191563.01



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 NOT TO SCALE

FIGURE 2
Floodplain Location Map
 Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

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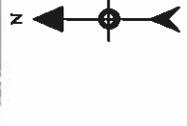


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FIGURE 3
Wetlands Location Map
 Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

LABELLA
 PROJECT NO.
 2191563.01



NOT TO SCALE

FIGURE 4
Coastal Zone Management Location Map
Winchester Winchester Neighborhood Overlay Tier 1 EA
Monroe, North Carolina

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PROJECT NO.
 2191563.01

LaBella

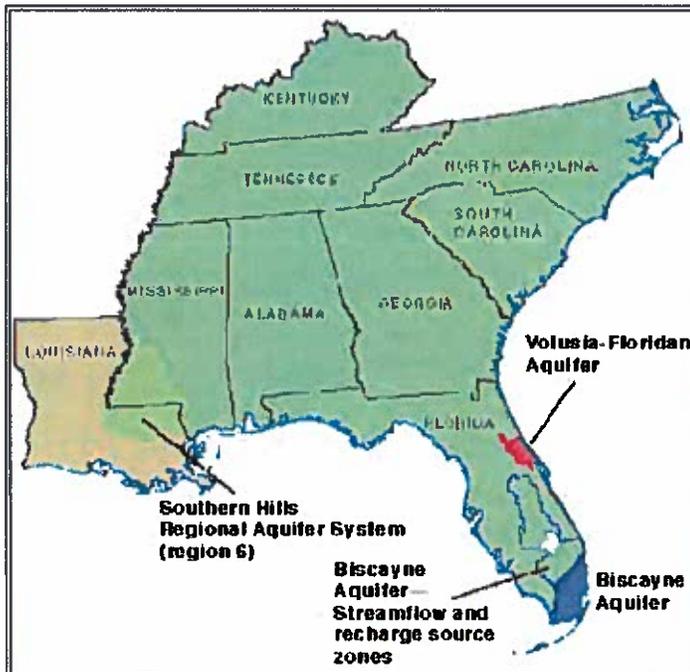
Project No. 2191563.01

Figure 5

Designated Sole Source Aquifers in EPA Region IV

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: hill.lois@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 |

Winchester Neighborhood Overlay Tier 1 EA Union County, North Carolina

PROJECT HOME

REGULATORY REVIEW

LOCAL OFFICE ASHEVILLE ESFO

[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 <small>CH</small> <i>Lasmigona decorata</i> | None |

Flowering Plants

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

Critical habitats

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.



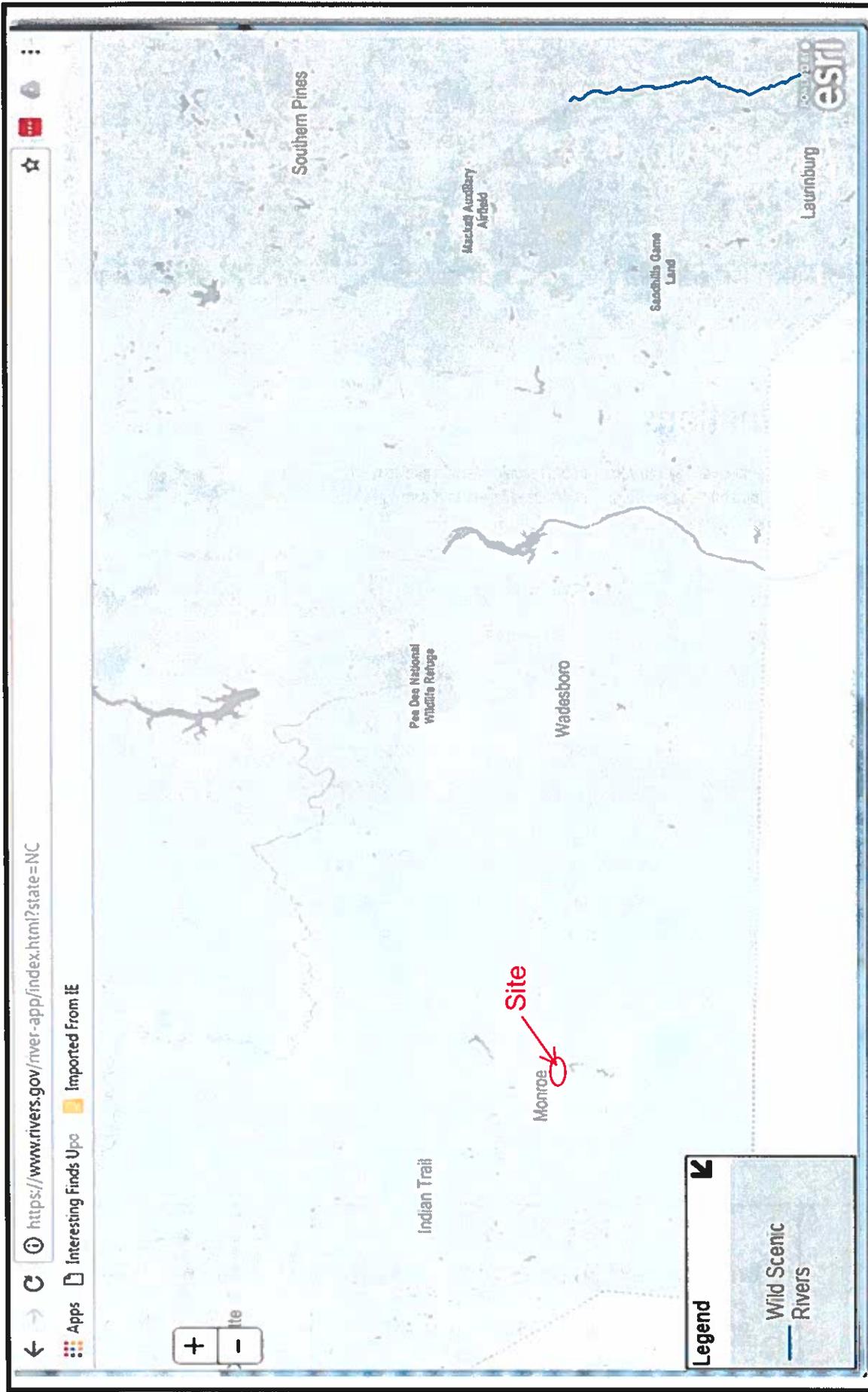
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FIGURE 6 Endangered Species Assessment

Winchester Neighborhood Overlay Tire 1 EA
Monroe, North Carolina

LABELLA

PROJECT NO.
2191563.01



LaBella

PROJECT NO.
2191563.01

Figure 7
Wild and Scenic River Map
Winchester Neighborhood Overlay Tier 1 EA
Monroe, North Carolina

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NOT TO SCALE

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 |

⁵ The EPA offered to hold a public hearing on the proposed actions, but no one requested such a hearing.



Figure 8B

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.

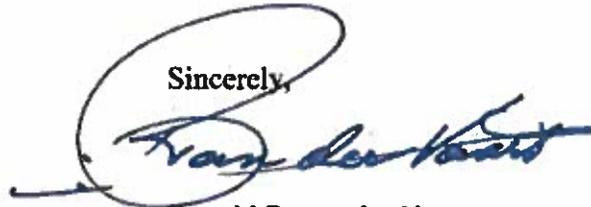
Heather McTeer Toney
September 30, 2016
Page 2

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

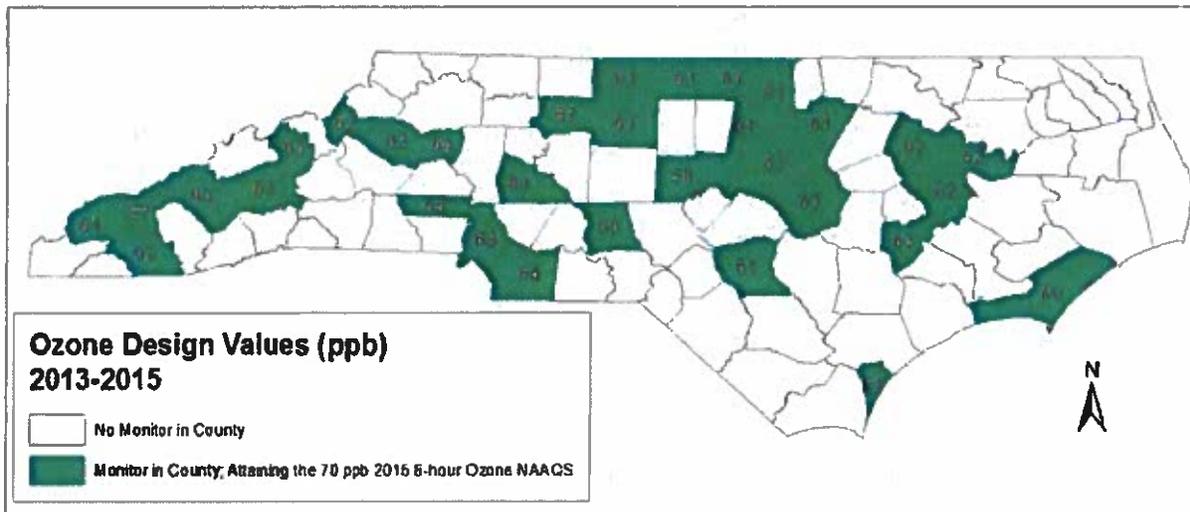


Figure 1. Ozone Design Values for 2013-2015 for Counties with Monitors Based on 3-Year Average of 4th Highest Maximum 8-Hour Concentration. (Monitoring data for 2013-2015 are certified)

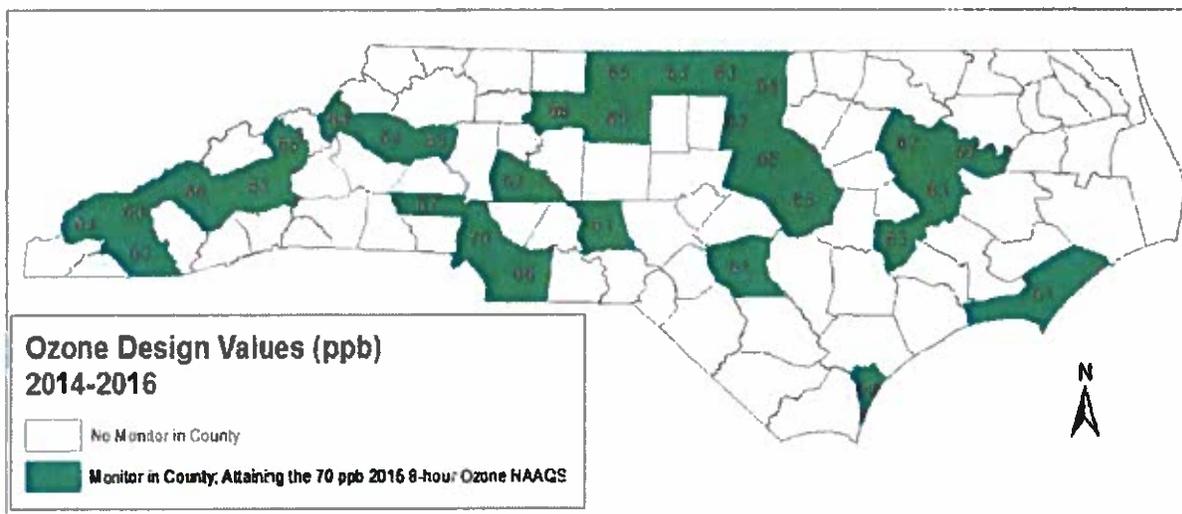


Figure 2. Preliminary Ozone Design Values for 2014-2016 for Counties with Monitors Based on 3-Year Average of 4th Highest Maximum 8-Hour Concentration. (Monitoring data for 2014 and 2015 are certified; 2016 monitoring data are preliminary through September 11)

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 |



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Figure 9
Farmlands Protection Map

Wnchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

LaBella

PROJECT NO.
 2191563.01

Figure 10A



EJSCREEN Report (Version 2018)



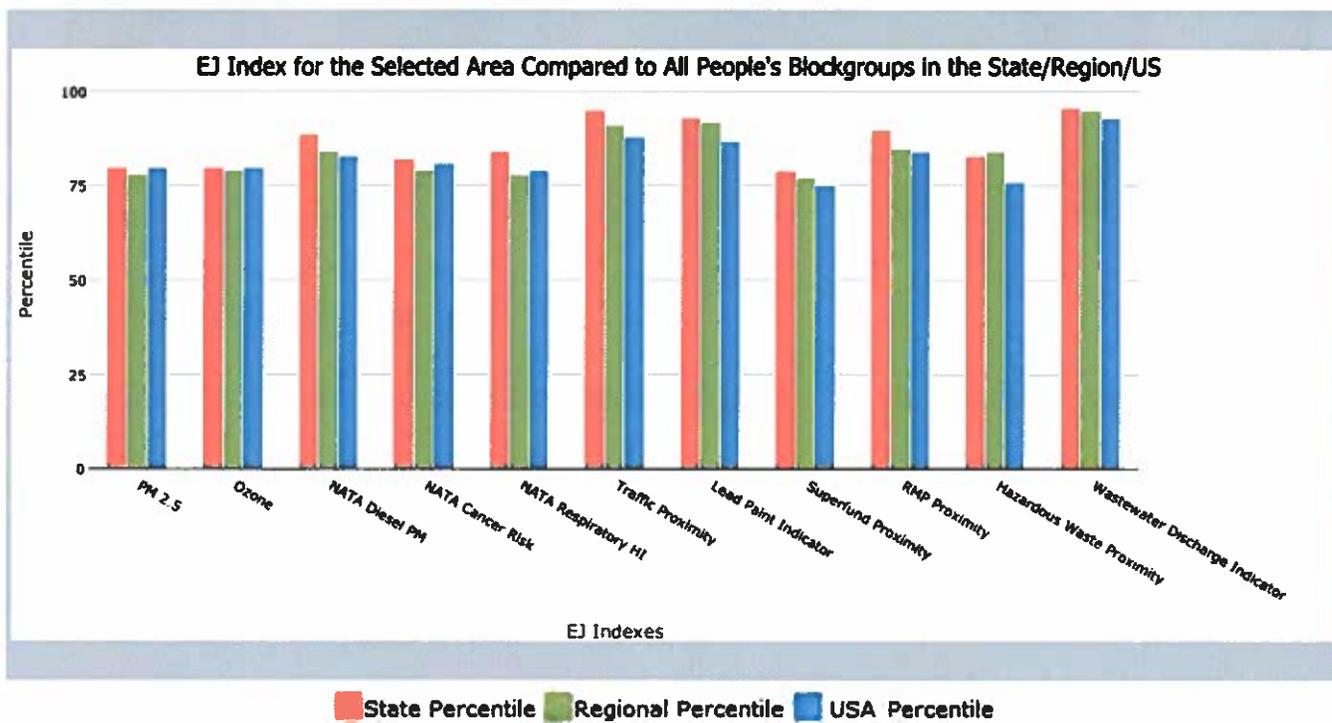
the User Specified Area, NORTH CAROLINA, EPA Region 4

Approximate Population: 1,365

Input Area (sq. miles): 0.80

Winchester Ave Overlay

| Selected Variables | State Percentile | EPA Region Percentile | USA Percentile |
|---|------------------|-----------------------|----------------|
| EJ Indexes | | | |
| EJ Index for PM2.5 | 80 | 78 | 80 |
| EJ Index for Ozone | 80 | 79 | 80 |
| EJ Index for NATA [*] Diesel PM | 89 | 84 | 83 |
| EJ Index for NATA [*] Air Toxics Cancer Risk | 82 | 79 | 81 |
| EJ Index for NATA [*] Respiratory Hazard Index | 84 | 78 | 79 |
| EJ Index for Traffic Proximity and Volume | 95 | 91 | 88 |
| EJ Index for Lead Paint Indicator | 93 | 92 | 87 |
| EJ Index for Superfund Proximity | 79 | 77 | 75 |
| EJ Index for RMP Proximity | 90 | 85 | 84 |
| EJ Index for Hazardous Waste Proximity | 83 | 84 | 76 |
| EJ Index for Wastewater Discharge Indicator | 96 | 95 | 93 |



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

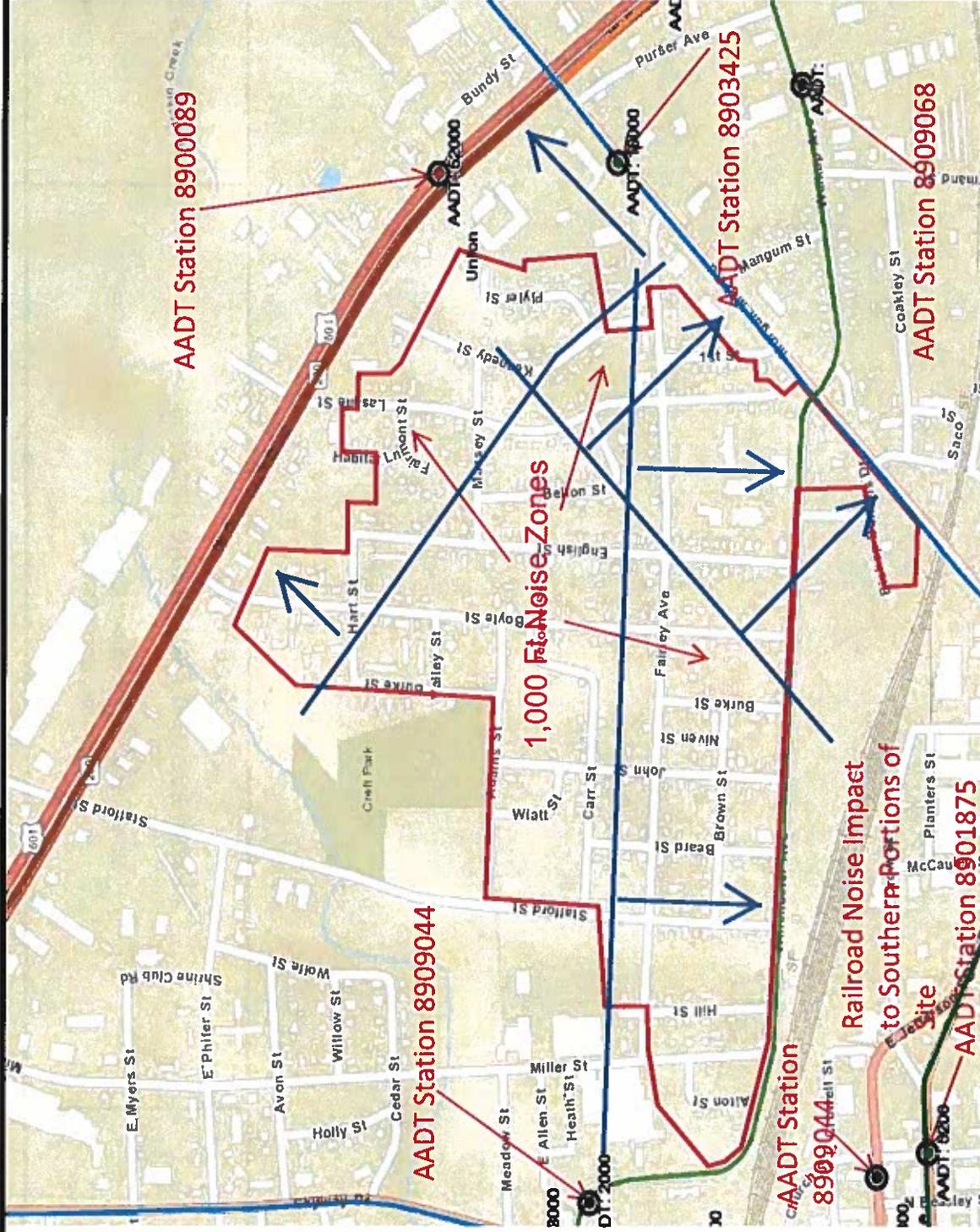
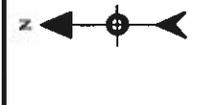
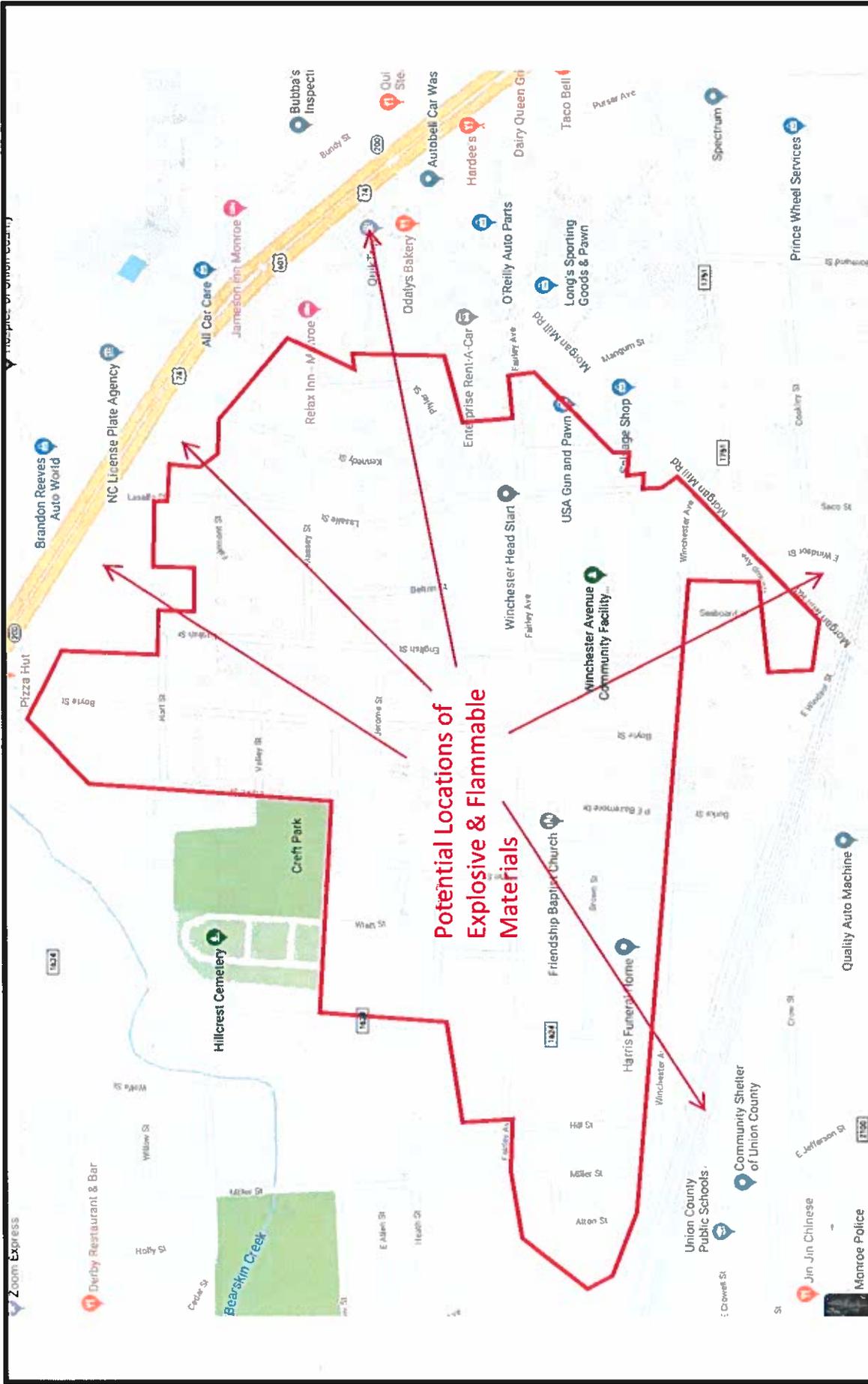


Figure 11
Potential Noise Impact Zone Map

Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

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 2191563.01



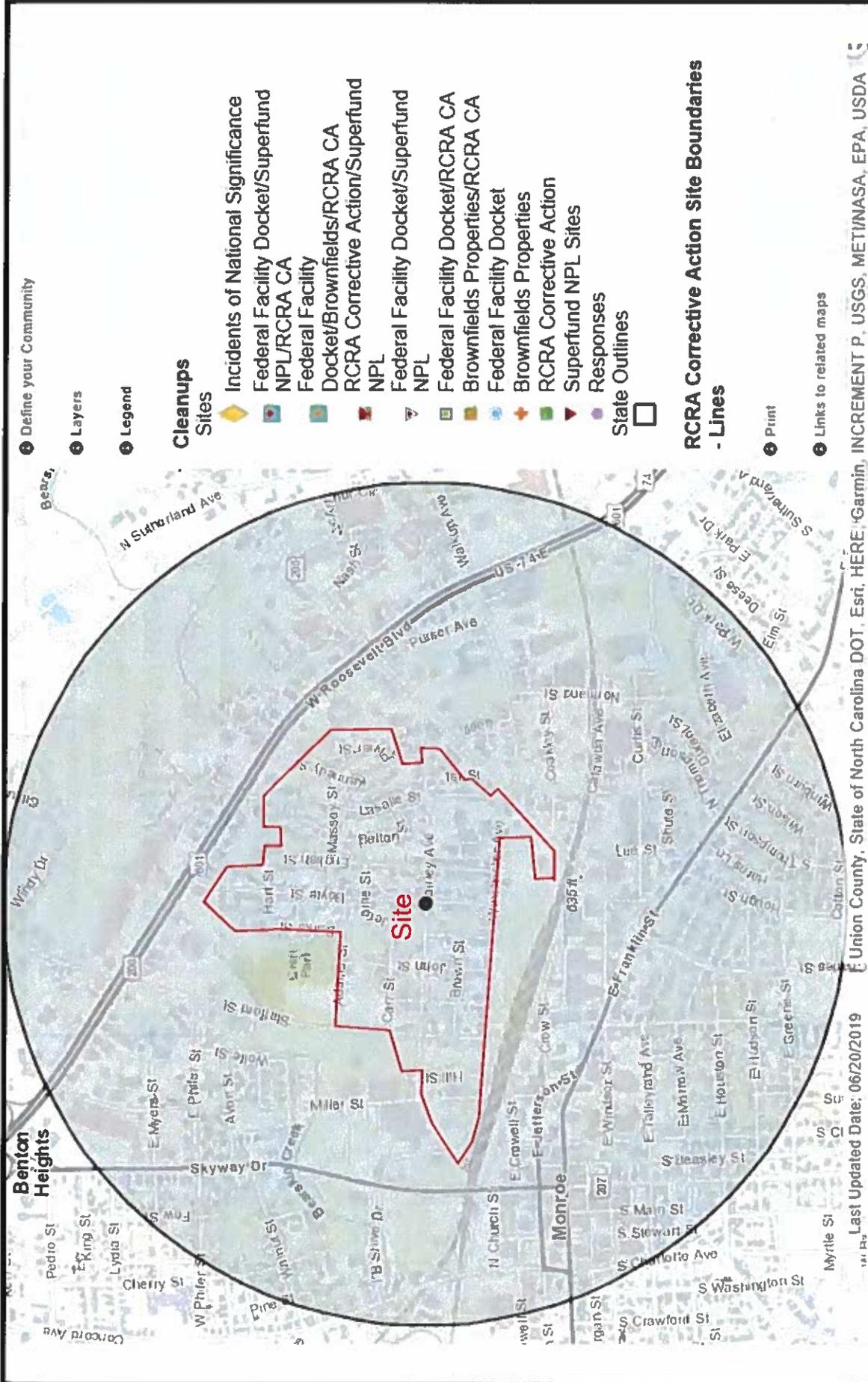
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Figure 12
Explosive and Flammable Hazards

Winchester Neighborhood Overlay Tier 1 EA
Monroe, North Carolina

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Define your Community

Layers

Legend

Cleanups Sites

- ◆ Incidents of National Significance
- Federal Facility Docket/Superfund NPL/RCRA CA
- Federal Facility Docket/Brownfields/RCRA CA
- RCRA Corrective Action/Superfund NPL
- ▲ Federal Facility Docket/Superfund NPL
- Federal Facility Docket/RCRA CA
- Brownfields Properties/RCRA CA
- Federal Facility Docket
- Brownfields Properties
- RCRA Corrective Action
- Superfund NPL Sites
- Responses
- State Outlines

RCRA Corrective Action Site Boundaries - Lines

Print

Links to related maps

Union County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

FIGURE 13A

Superfund Waste Site Map

www.epa.gov/superfund/search-superfund-sites
<https://ofmpub.epa.gov/apex/cimc/f?p=cimc:map:0:::7>

Winchester Neighborhood Overlay Tier 1 EA
Monroe, North Carolina



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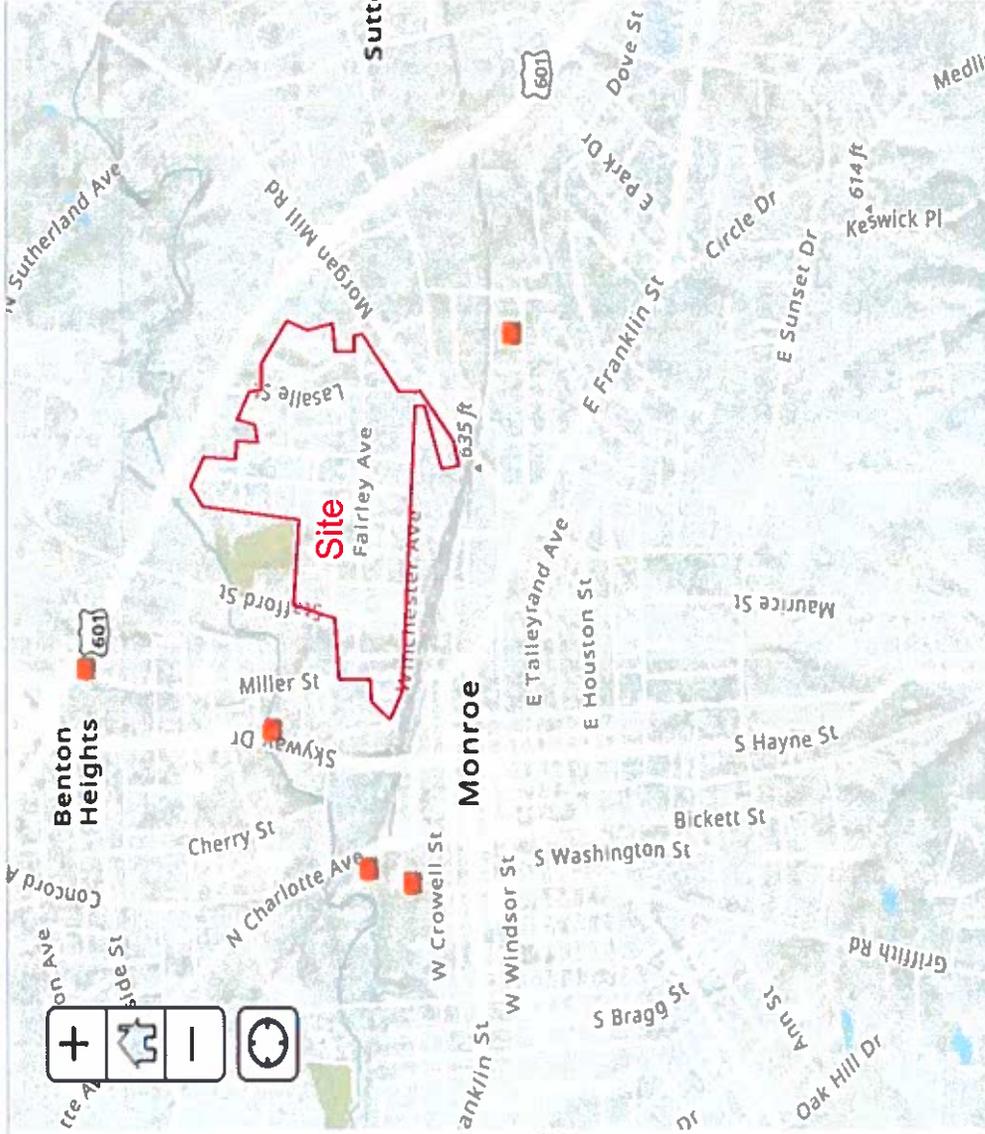
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2191563.01

Details | Basemap |

Print | Measure

Find address or place



Contents

Inactive Hazardous Sites

Topographic



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FIGURE 13B

Inactive Hazardous Waste Site Map

deq.nc.gov/about/divisions/waste-management

Inactive Hazardous Site Map Viewer

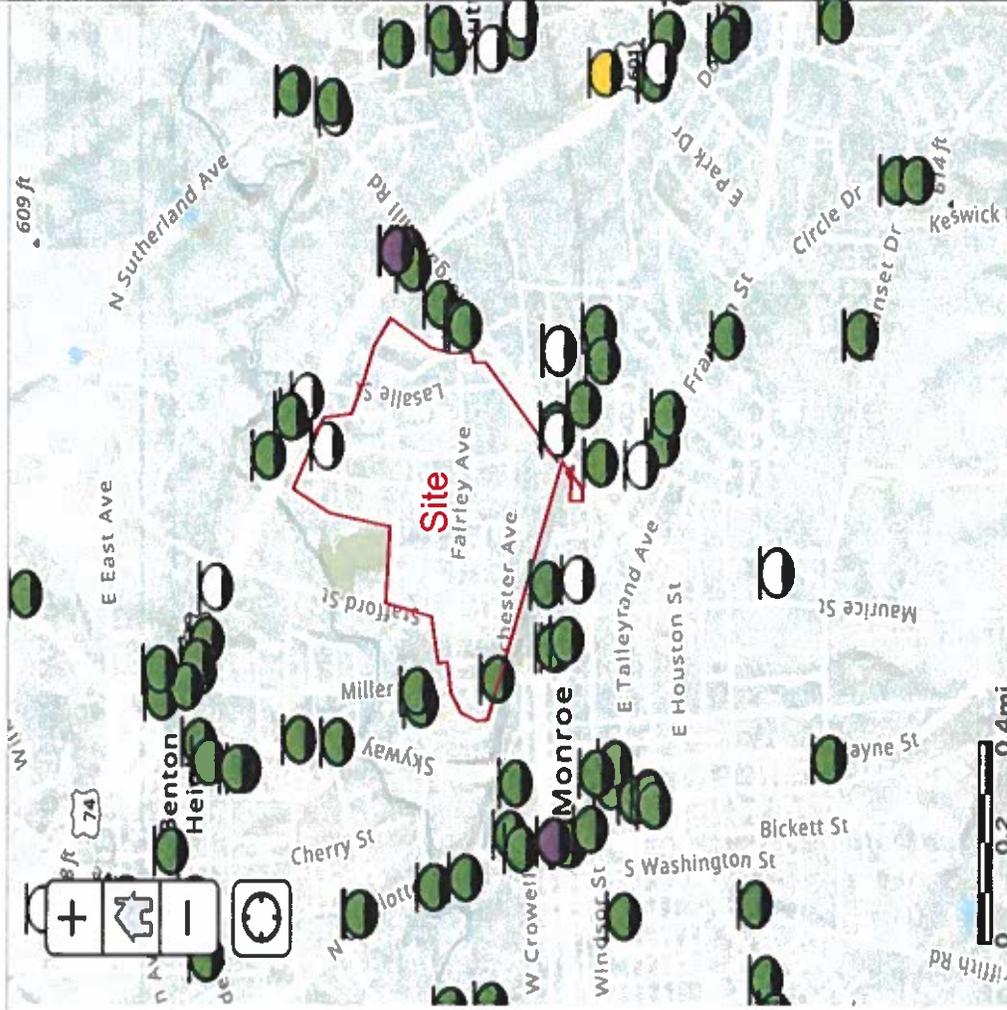
Winchester Neighborhood Overlay Tier 1 EA

Monroe, North Carolina

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Contents

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

Help Trust Center Legal

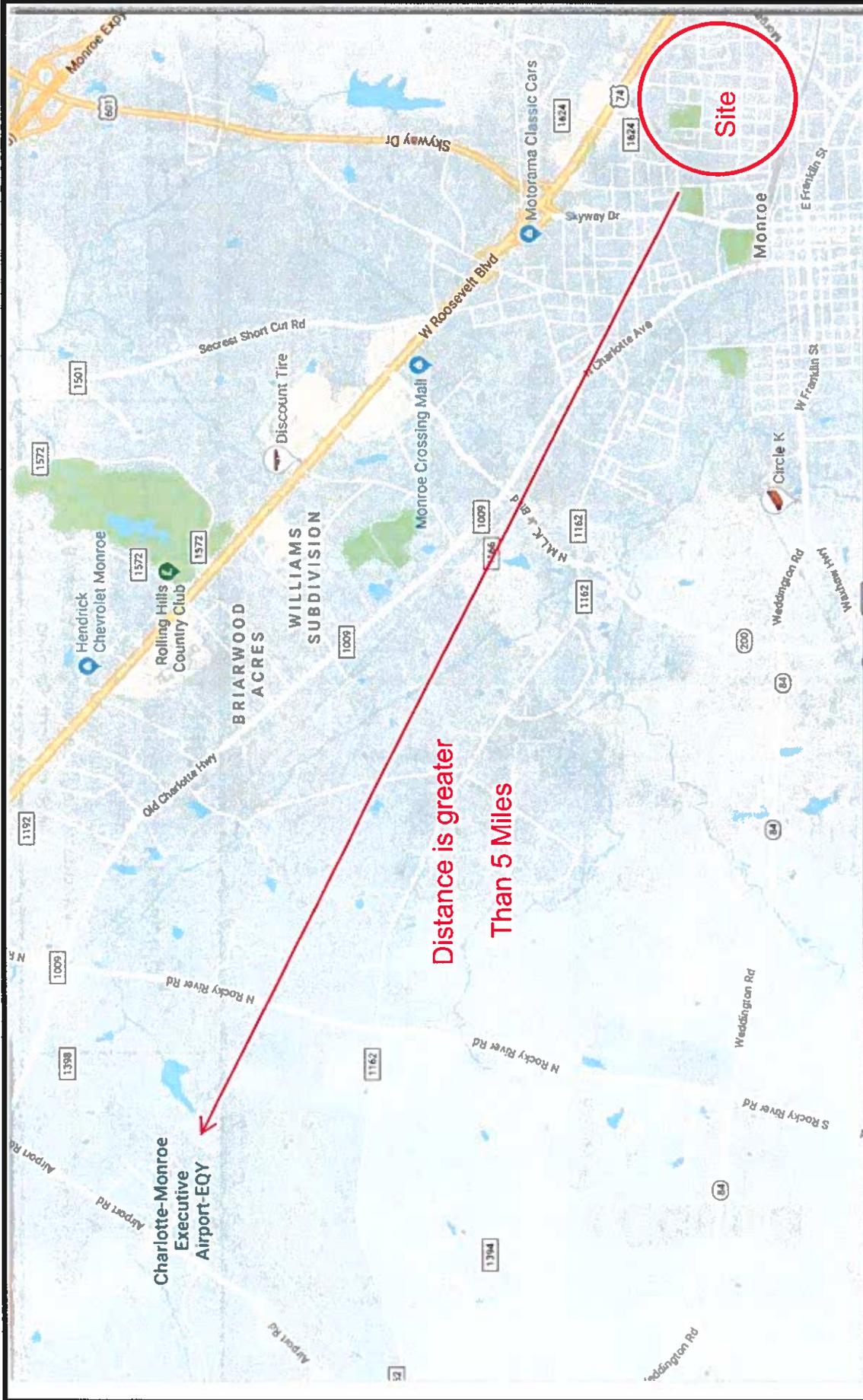


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FIGURE 13C
Regional Underground Storage Tank Map
 deq.nc.gov/about/divisions/waste-management
 RUST Incidents Map Viewer
 Winchester Neighborhood Overlay Tier 1 EA
 Monroe, North Carolina

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FIGURE 14
Airport Location Map

Winchester Neighborhood Overlay Tier 1 EA
Monroe, North Carolina

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