



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

espanol.hud.gov

**Environmental Review  
for Activity/Project that is Exempt or  
Categorically Excluded Not Subject to Section 58.5  
Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

**Project Information**

**Project Name:** Harkins Avenue

**Project Location:** Harkins Avenue, Canton, Haywood County, NC 28716

**Federal Agency:** U.S. Department of Housing and Urban Development (HUD)

**Responsible Entity:** North Carolina Office of Recovery and Resiliency (NCORR), P.O. Box 110465, Durham, NC 27709

**Grant Recipient:** Haywood County, NC (Mountain Projects)

**State/Local Identifier:** B-21-DF-37-0001 and B-22-DF-37-0001

**Preparer:** Andrea Gievers, Environmental SME, NCORR

**Certifying Officer Name and Title:** Tracey Colores, Community Development Director, NCORR

**Direct Comments to:**

Andrea Gievers  
Environmental SME  
NCORR - Community Development  
[Andrea.L.Gievers@Rebuild.NC.gov](mailto:Andrea.L.Gievers@Rebuild.NC.gov)  
(845) 682-1700

**Project Location:**

The proposed project is located at Harkins Avenue, Canton, Haywood County, NC 28716 (Subject Property). The Subject Property includes an approximate 5.97-acre lot identified on the Haywood County GIS website as Parcel Identification Number (PIN) #8647-83-7739.

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

Harkins Avenue (proposed project) is a new single-family, affordable housing construction project which will likely consist of 10 to 24 single-family homes, a stormwater retention pond, and associated infrastructure including paved driveways and a road through the development allowing ingress and egress on Keith Street or another available and approved roadway, utilities, water, sewer, and broadband fiber. The homes will be sold to low-to-moderate-income (LMI) households earning 50-80% of the area median income (AMI). A portion of the homes will be USDA Self-Help homes and the remainder will be purchased through conventional mortgages. Engineering services are required to determine the appropriate number of homes to be built and site layout including roadways and infrastructure. Thus, the requested funding can be used for activities such as design engineering, geotechnical investigation and reporting, property boundary surveys, Phase I Environmental Site Assessments (ESAs), and project delivery/ general administration costs.

*This environmental review is for Soft Costs associated with the proposed project which are Exempt Activities per 24 CFR 58.34(a): (1) Environmental and other studies, (3) Administrative and management activities, and (8) Engineering or design costs. A separate review is required under 24 CFR 58 for Choice Limiting Actions and the proposed project’s construction activities.*

**Level of Environmental Review Determination:**

Activity/Project is Exempt per 24 CFR 58.34(a): (1) Environmental and other studies, (3) Administrative and management activities, and (8) Engineering or design costs

Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):     

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-21-DF-37-0001 and B-22-DF-37-0001	CDBG-DR	\$250,000.00

**Estimated Total HUD Funded Amount:** \$2,497,827.05

**Estimated Total non-HUD Funded Amount:** \$7,559,697.95

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:** \$10,057,525.00

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

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>		
<b>Airport Runway Clear Zones            and Accident Potential Zones</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on guidance provided by HUD Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports located near the Subject Property. There are no civilian, commercial service airports located within 2,500 feet of the Subject Property. There are no military airports located within 15,000 feet of the Subject Property. No additional review is required.  <b>Attachment 2:</b> NEPAAssist Airport Maps with 2,500-foot and 15,000-foot buffers.
<b>Coastal Barrier Resources</b>  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"/>	Based on the U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resources System Map, the Subject Property is not located in or immediately adjacent (within 150 feet) to a Coastal Barrier Resource System Unit or Otherwise Protected Area. No additional review is required.  <b>Attachment 3:</b> USFWS CBRS Map and Certification.
<b>Flood Insurance</b>  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"/>	Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels 3700864700J, effective on 4/3/2012, the Subject Property is located in Zone X, an Area of Minimal Flood Hazard. There are no Preliminary FIRMs available at the FEMA Flood Map Service Center for the county. The Subject Property is not located within a FEMA-designated regulatory floodway.

		<p>Thus, flood insurance will not be required for the proposed project because all insurable structures will be located in Zone X, outside of the Special Flood Hazard Area (SFHA). While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The proposed project is in compliance with flood insurance requirements.</p> <p><b>Attachment 4:</b> FEMA FIRMs.</p>
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**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.

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.

This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding. Guidelines, recommendations, and requirements identified during agency review shall be considered and required, where applicable.

Law, Authority, or Factor	Mitigation Measure
Not Applicable	

**References:**

- Haywood County Parcel Map and Data, at <https://maps.haywoodcountync.gov/gisweb/default.htm>
- Fact Sheet #D1: Siting HUD-Assisted Projects in Accident Potential Zones
- US EPA NEPAAssist Tool, at <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>
- Airport Data and Information Portal (ADIP), at <https://adip.faa.gov/agis/public/#/public>

- USFWS CBRS Mapper, at <https://www.fws.gov/CBRA/Maps/Mapper.html>
- FEMA Map Service Center, at <https://msc.fema.gov/portal/home> and <https://hazards.fema.gov/femaportal/prelimdownload/searchResult.action>

Preparer Signature:  Date: 4/17/25

Name/Title/Organization: Andrea Gievers, Environmental SME, NCORR

Certifying Officer Signature:  Date: 4/17/2025  
28F62AF3656F479...

Name/Title: Tracey Colores, Community Development Director, NCORR

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).

## **ATTACHMENT 1:**

### **Proposed Project Location Maps and Site Plans**

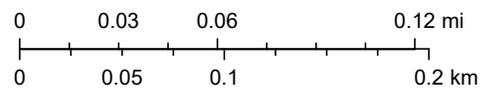
# Harkins Avenue - Aerial Map



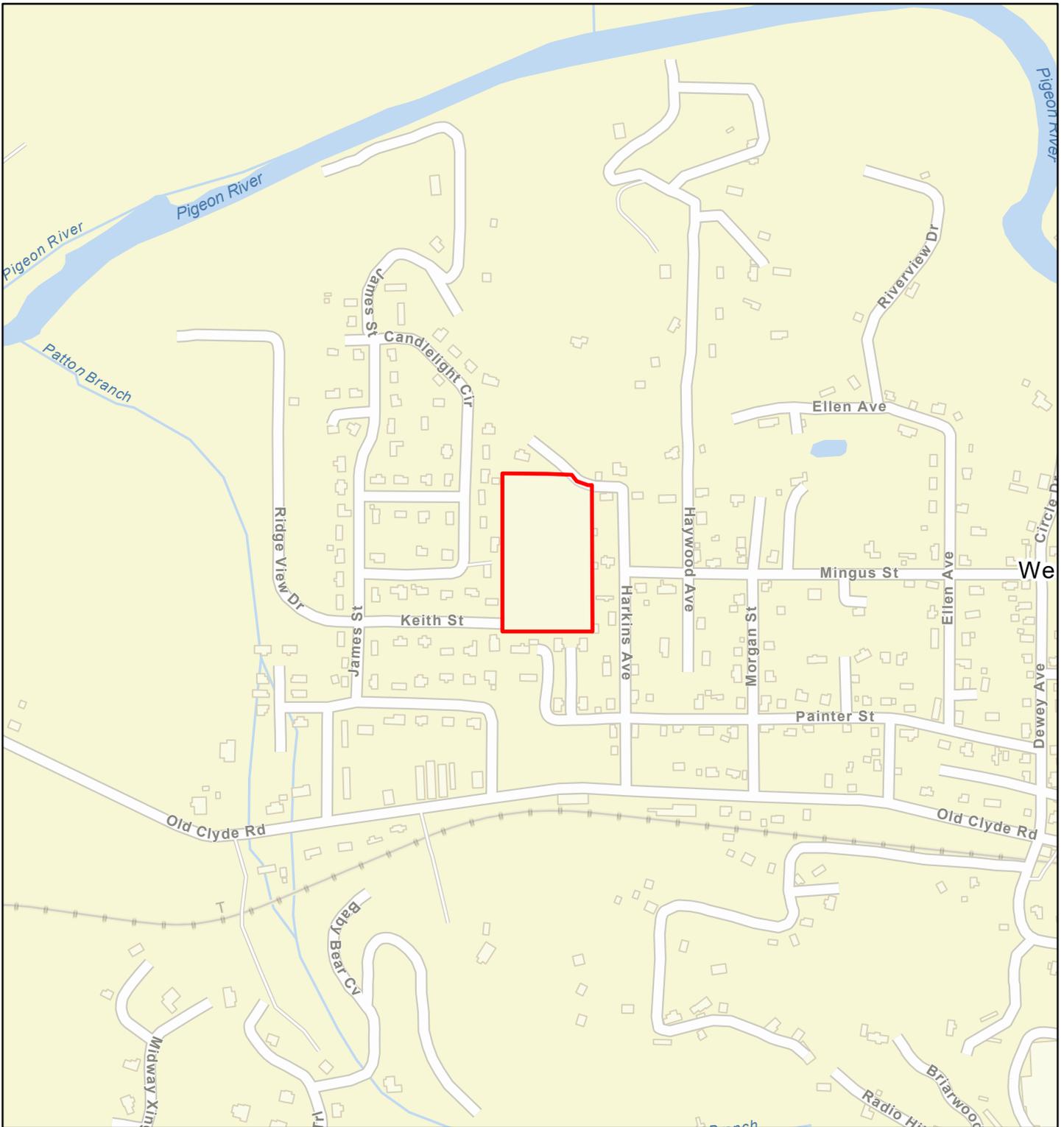
December 17, 2024

 Harkins Avenue

1:4,514



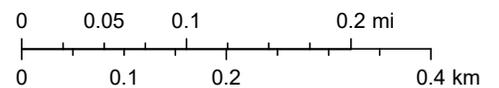
# Harkins Avenue - Street Map



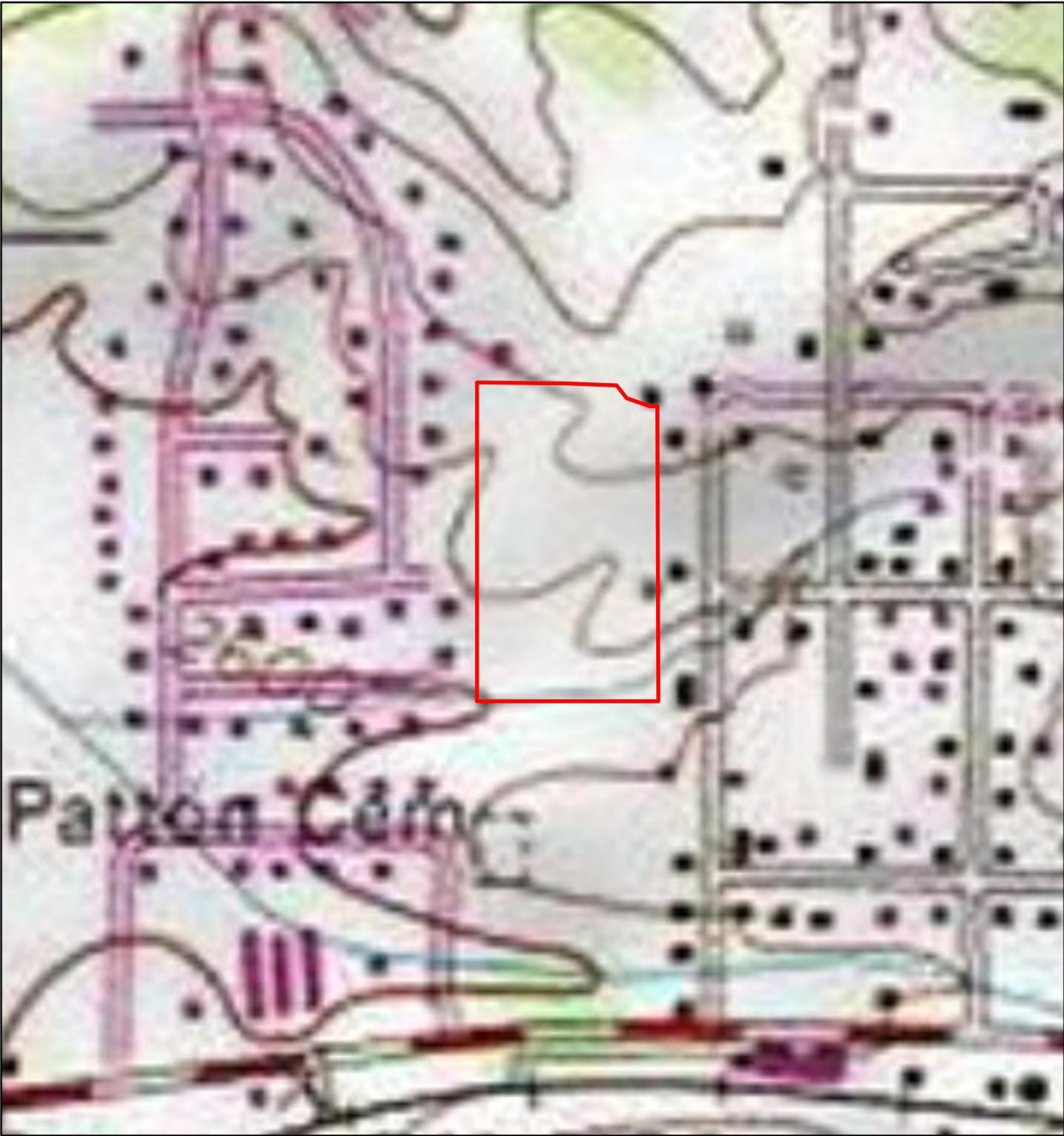
December 17, 2024

 Harkins Avenue

1:9,028

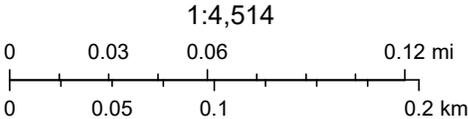


# Harkins Avenue - Topographic Map



December 17, 2024

 Harkins Avenue





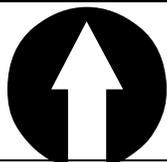
Report For  
 MOUNTAIN PROJECTS INC  
 2177 ASHEVILLE RD  
 WAYNESVILLE, NC 28786-3139

HARKINS AVE  
 Heated Area:  
 Year Built:  
 Total Acreage: 5.97  
 Township: BeaverDam

**Account Information**

PIN: 8647-83-7739  
 Deed: 1043/1001

**Land Value:** \$44,800  
**Building Value:** \$0  
**Market Value:** \$44,800  
**Deferred Value:** \$0  
**Assessed Value:** \$44,800  
**Sale Price:** \$300,000  
**Sale Date:** 9/28/2021  
**Tax Bill 1:**  
**Tax Bill 2:**



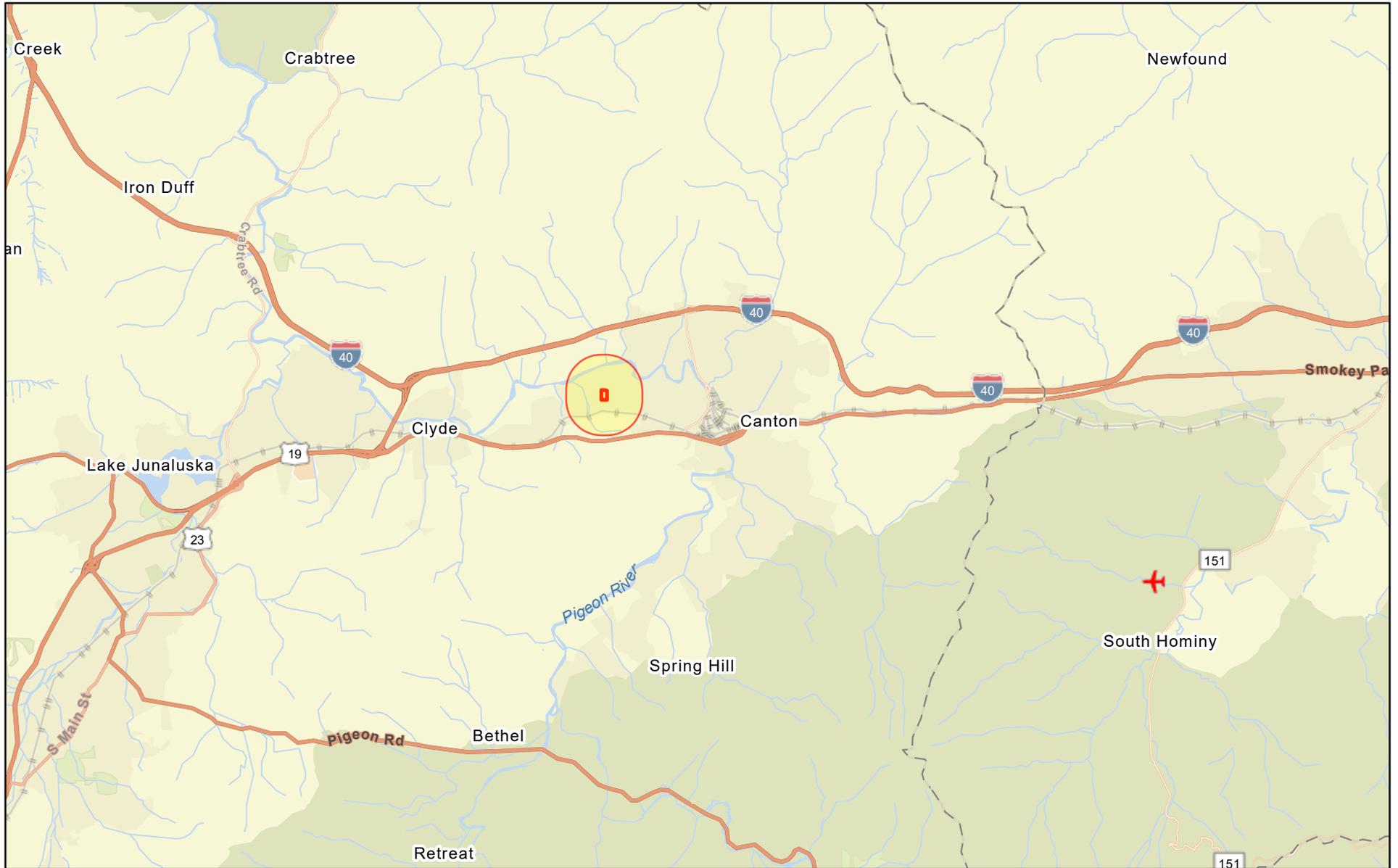
December 17, 2024  
  
 1 inch = 200 feet

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

## **ATTACHMENT 2:**

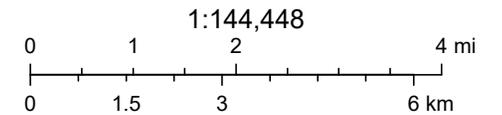
### **NEPAssist Airport Maps with 2,500-foot and 15,000-foot Buffers**

# Harkins Avenue - Airport Map with 2,500-foot Buffer



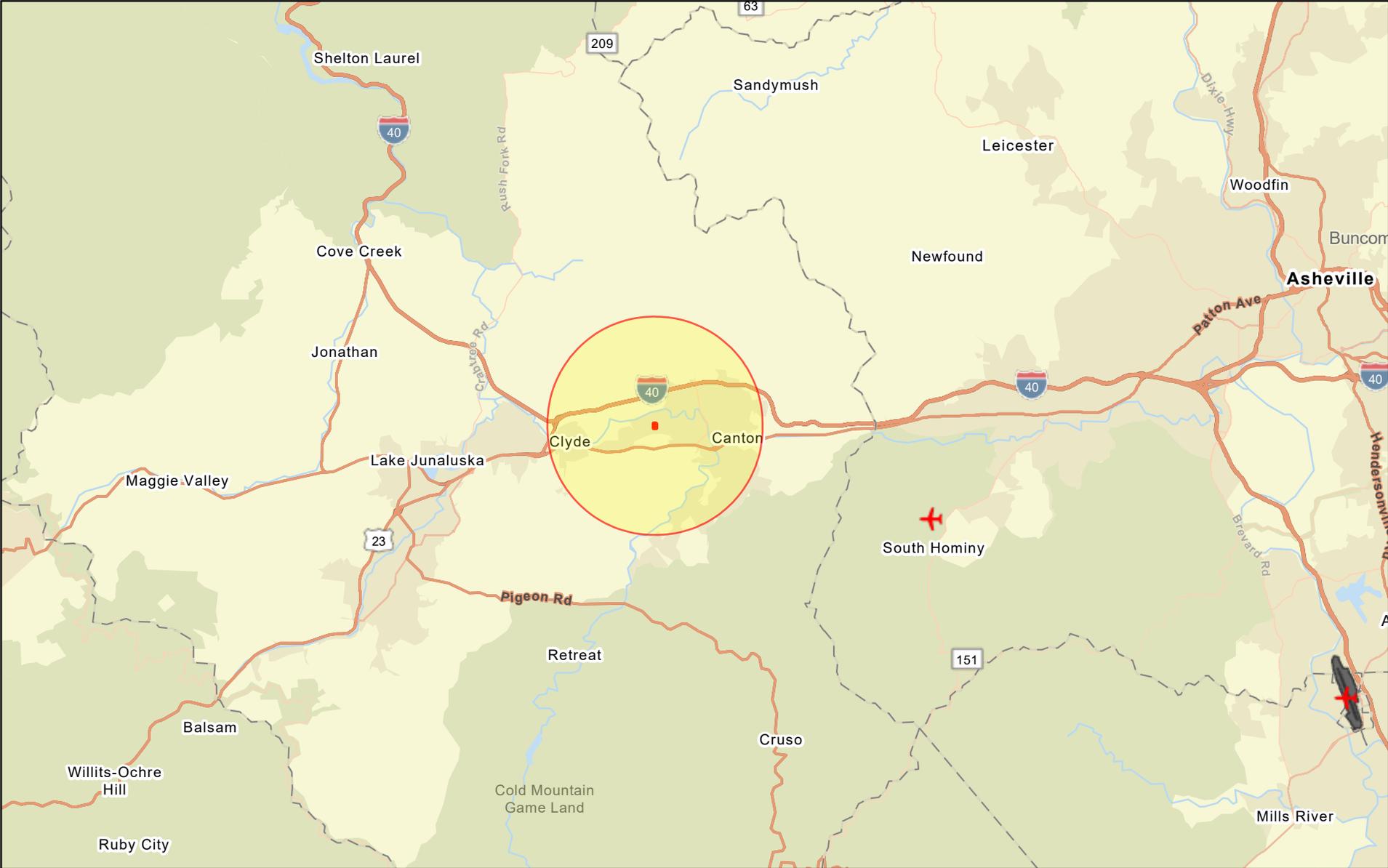
December 17, 2024

-  Project Buffer
-  Airport Points
-  Harkins Avenue



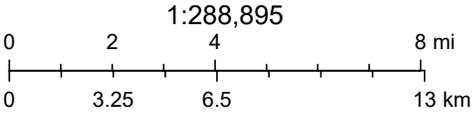
Buncombe County, NC, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA,

# Harkins Avenue - Airport Map with 15,000-foot Buffer



December 17, 2024

-  Project Buffer
-  Airport Points
-  Harkins Avenue
-  Airport Polygons



Buncombe County, NC, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, EPA OEI

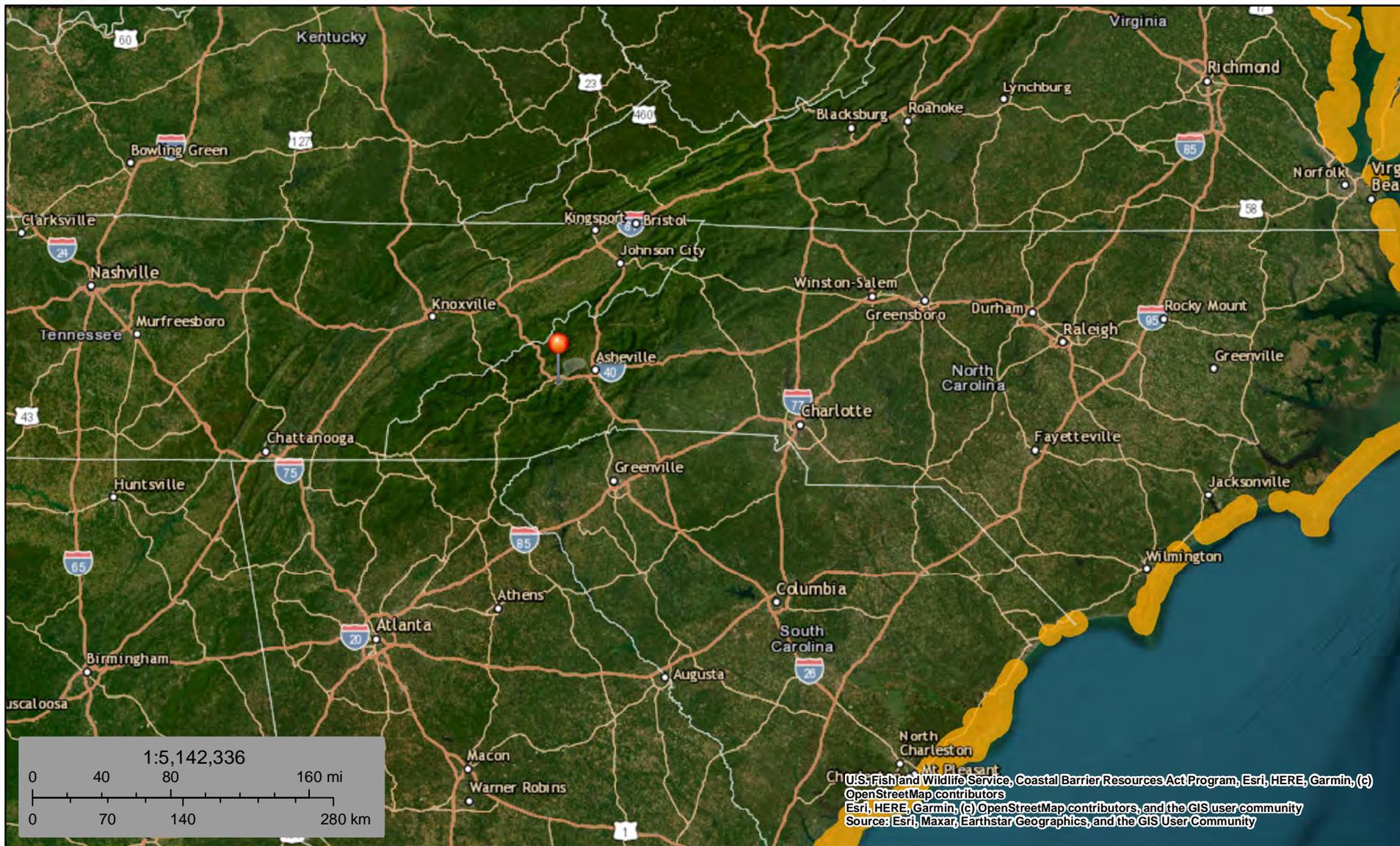
**ATTACHMENT 3:**

**USFWS CBRS Map and Certification**



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

## Harkins Avenue



December 17, 2024

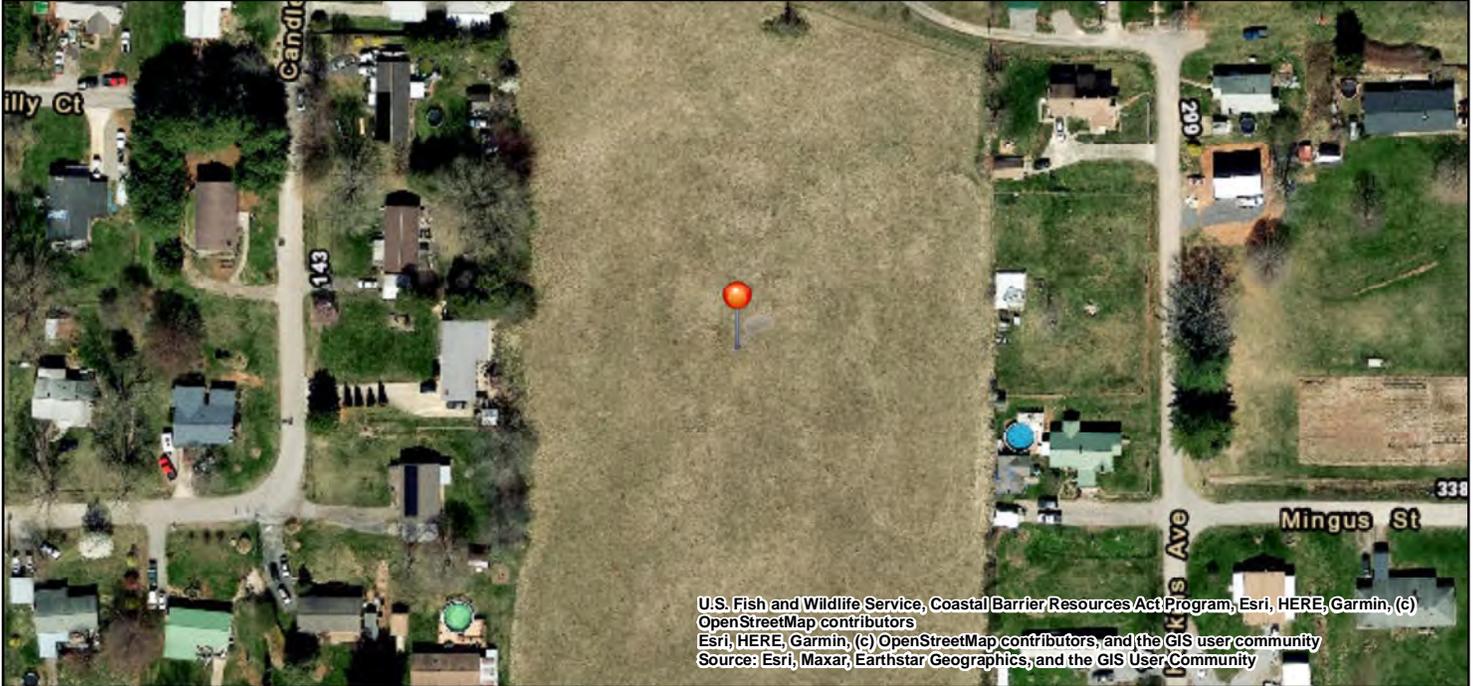
 Generalized Units

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Coastal Barrier Resources System Mapper Documentation



CBRS Units

- Otherwise Protected Area
- CBRS Buffer Zone
- System Unit
-  -82.870754, 35.540037

0 30 60 120 180 ft  
1:2,257

 The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

**User Name:** Andrea Gievers  
**User Organization:** Arcola Environmental LLC  
**User Supplied Address/Location Description:** Harkins Avenue, Canton, NC  
**Pin Location:** Outside CBRS  
**Pin Flood Insurance Prohibition Date:** N/A  
**Pin System Unit Establishment Date:** N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 12/17/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.



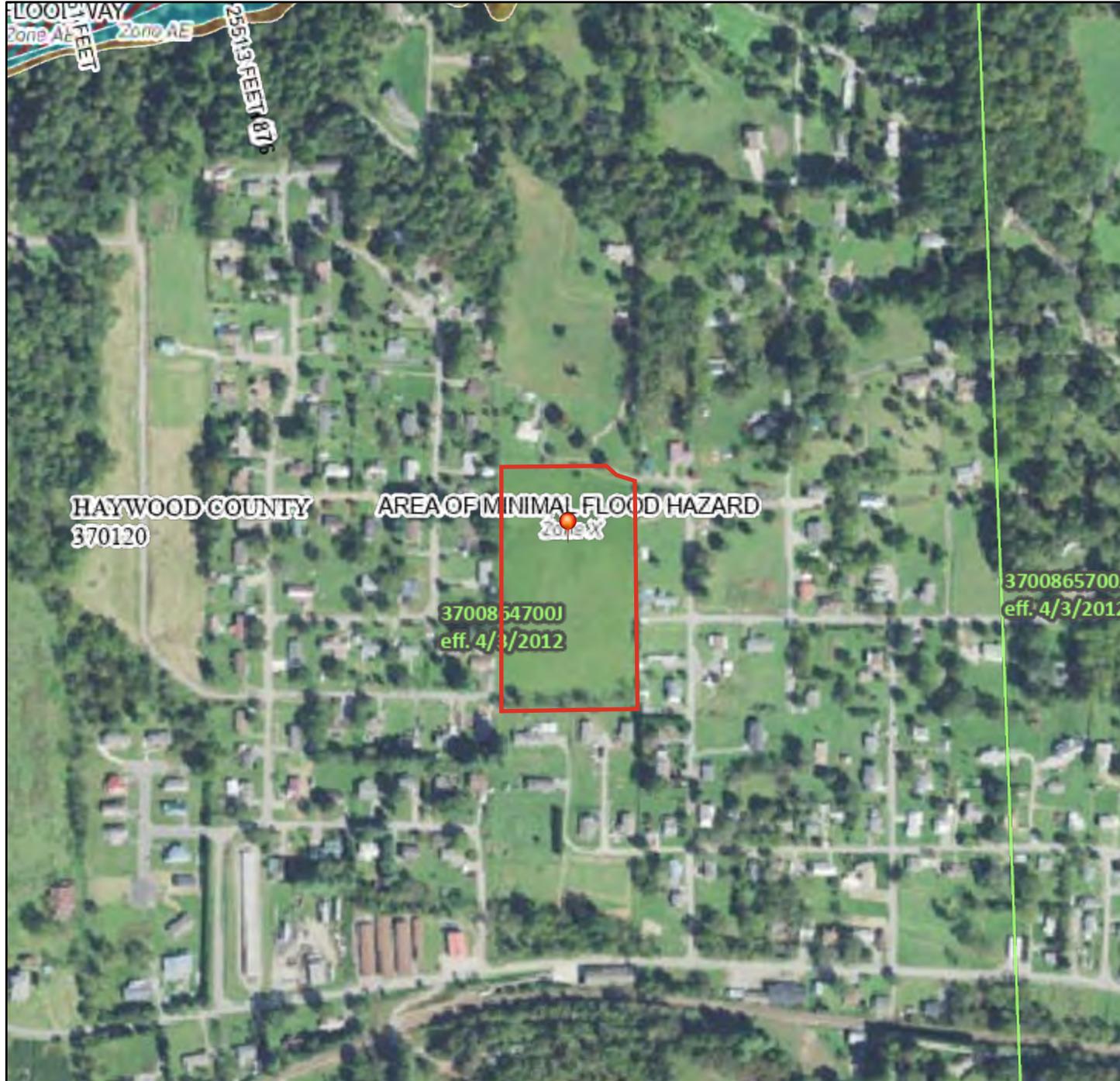
## **ATTACHMENT 4:**

### **Flood Insurance**

# National Flood Hazard Layer FIRMMette



82°52'33"W 35°32'39"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

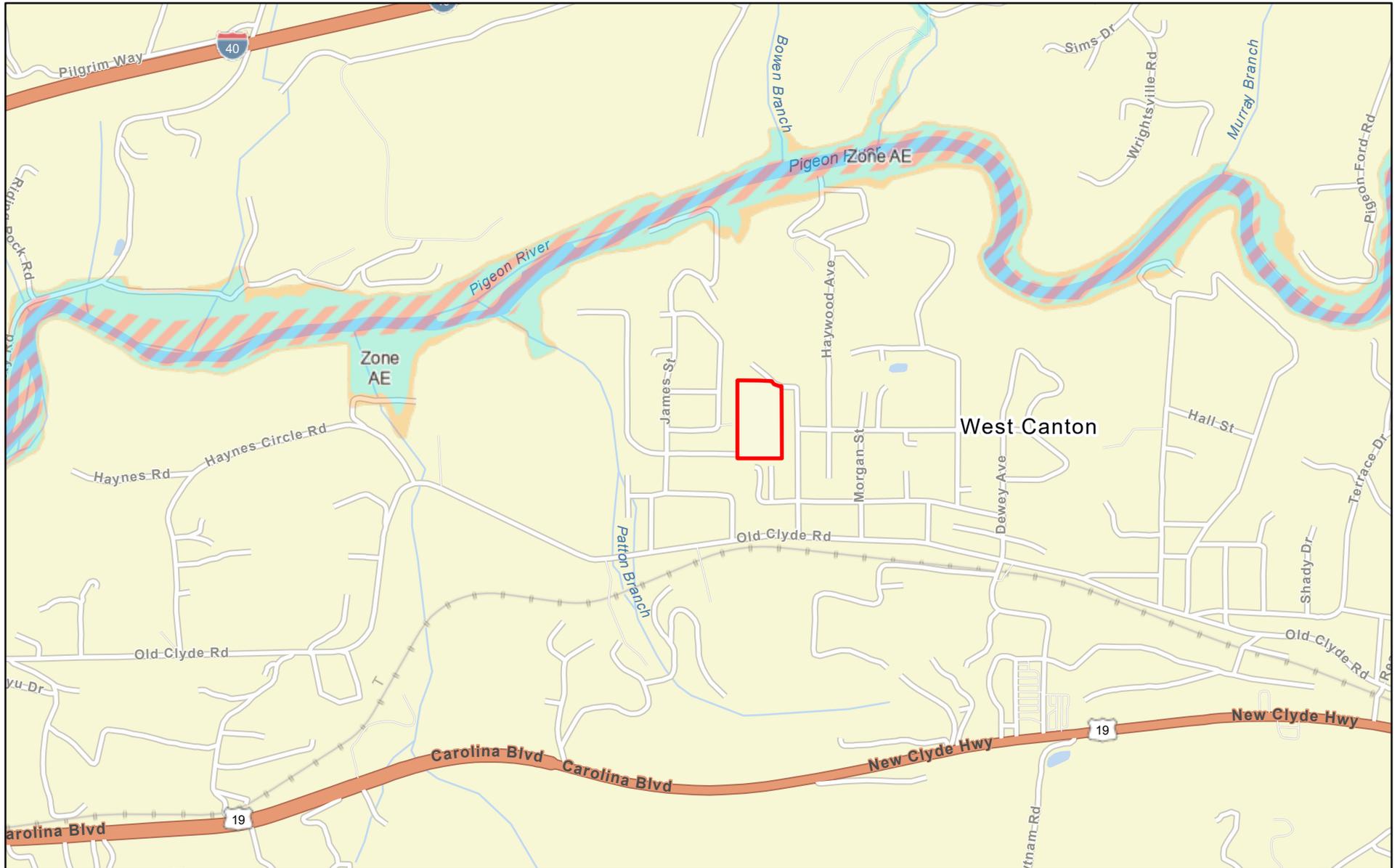
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/17/2024 at 11:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Harkins Avenue - FEMA FIRM



December 17, 2024

Flood Hazard Zones

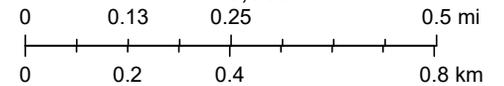
1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Harkins Avenue

1:18,056

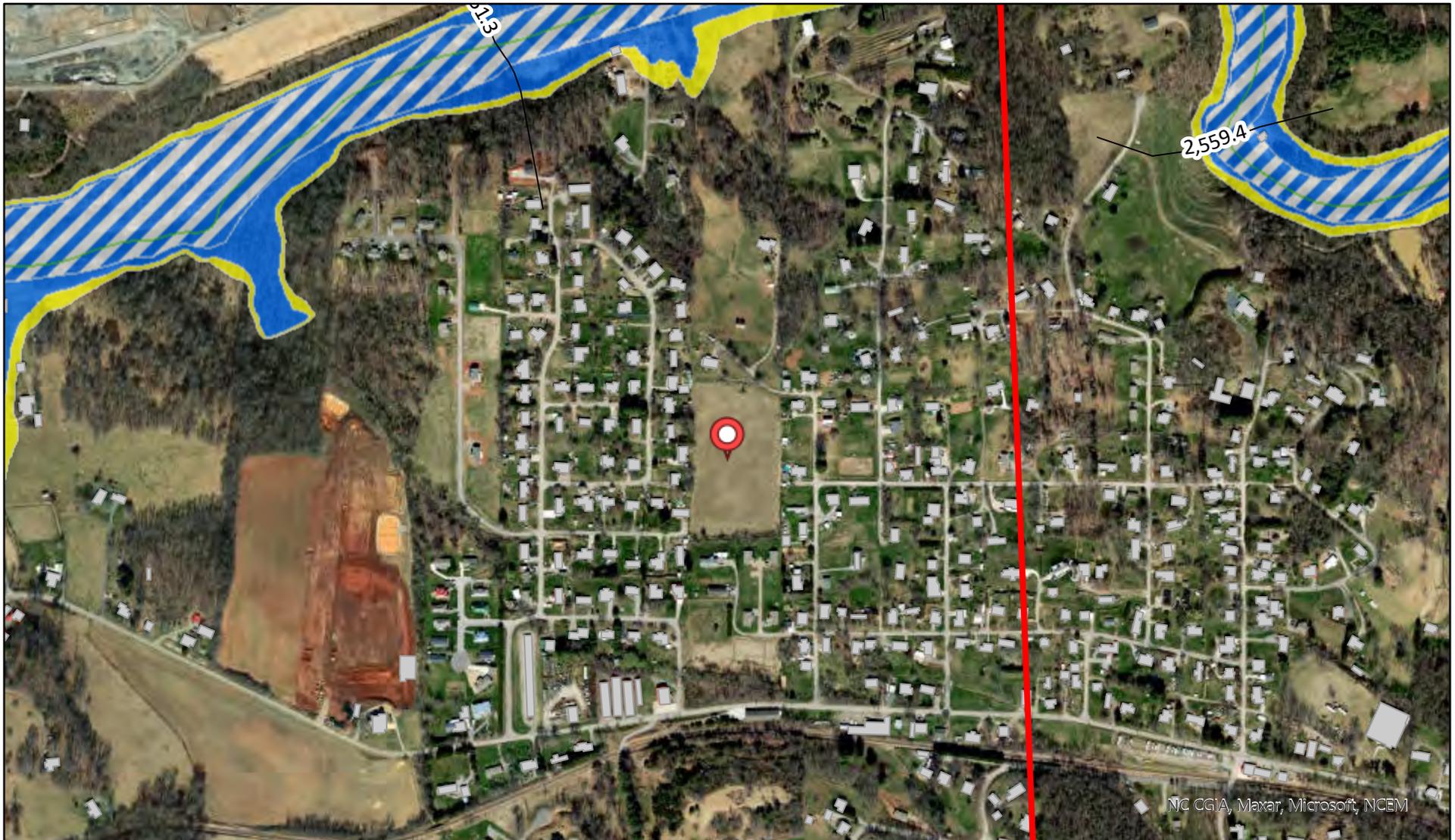


Esri Community Maps Contributors, Buncombe County, NC, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc.



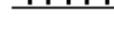
# Harkins Ave - FRIS Flood Map

Jan 16, 2025



NC CGIA, Maxar, Microsoft, NCEM

## Legend

- |  |   |
|--|---|
|  Panels            | <b>Flood Hazard Areas</b>   |
|  Political Areas   |  AE  |
|  Stream Centerline |  Floodway (AE)                                   |
|  Cross Sections    |  0.2 % Chance Annual Flood Hazard                |
|  Levee             |  Future Conditions 1% Annual Chance Flood Hazard |

North Carolina Floodplain Mapping Program

