

HORRY COUNTY, SOUTH CAROLINA

COMMUNITY DEVELOPMENT BLOCK GRANT COMBINED FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Release Date: *September 23, 2016*

This Notice shall satisfy two separate but related procedural requirements for activities to be undertaken by Horry County.

REQUEST FOR RELEASE OF FUNDS

On or about October 13, 2016, Horry County anticipates submitting a request to the U.S. Department of Housing and Urban Development (HUD) for the release of CDBG funds under Title 1 of the Housing and Community Development Act of 1974, to undertake a project known as:

Title: Carver Grove

Location: 1204 Carver Street, Myrtle Beach, SC 29577

Project Description: The Myrtle Beach Housing Authority will construct eight, one bedroom apartments contained in two buildings. Two units in each building will be handicapped accessible. Four of the units will be designated for homeless veterans and their families utilizing Veterans Supportive Housing Vouchers (VASH) project based assistance. The project is located along Carver Street and within a mixed use – medium density residential neighborhood.

FINDING OF NO SIGNIFICANT IMPACT

Horry County, as the Responsible Entity (RE) for the environmental review conducted under CDBG has determined that the project will have no significant impact on the environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) and Environmental Assessment (EA) on file with Courtney Kain, Director of Community Development, Horry County Community Development Office, 1515 4th Ave. Conway, SC 29526 and may be examined or copied on weekdays between 8:00am and 5:00pm. The document may also be found on the community development page of the Horry County website at www.horrycounty.org.

PUBLIC COMMENT

Any individual, group, or agency may submit written comments to Horry County at the address listed above. All comments must be received by close of business October 12, 2016 and will be considered by Horry County prior to requesting release of funds. Those wishing to comment should specify which part of the Notice they are addressing.

RELEASE OF FUNDS

Horry County certifies to HUD that Chris Eldridge, County Administrator, in his capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that the responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related law and authorities, and allows Horry County to use CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds of the Horry County certification for a period of fifteen days following the actual receipt of the request only if they are one of the following bases: (a) the certification was not executed by the Certifying Officer of Horry County; (b) Horry County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD/State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Columbia Field Office, Attention: Mr. Bradley S Evatt, CPD Director, 1835 Assembly Street 13th Floor Columbia, SC 29201-2460 . Potential objectors should contact HUD to verify the actual last day of the objection period.

Mr. Chris Eldridge, Horry County Administrator, Certifying Officer



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

NOTE: This EA form serves as an adoption of a previous EA completed for this project in July 2015. Given that environmental review and clearance was previously completed for HOME funding of this project, the findings and supporting documentation of the existing EA are being adopted and copied here pursuant to 24 CFR 58.52. As such, the Statutory and Environmental Assessment Factors checklists have been transcribed and the existing supporting documentation have been adopted and attached. The only exception being that new SHPO and THPO concurrence letters were obtained because Section 106 does not have an adoption mechanism.

Project Information

Project Name: Carver Grove

Project Location: 1204 Carver Street, Myrtle Beach, SC 29577

Responsible Entity: Horry County, SC

Grant Recipient: Myrtle Beach Housing Authority

Estimated Total Project Cost: \$1,005,000.00

Original Preparer: J. N. Pease Environmental Group, LLC

Certifying Officer Name and Title:

Consultant: J. N. Pease Environmental Group, LLC (original); Civitas, LLC (duplicate)

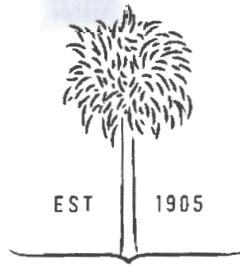
Direct Comments to: Sharon Forrest, MBHA Executive Director

Conditions for Approval: List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements. [24 CFR 58.40(d), 40 CFR 1505.2(c)]

1) SHPO concurs with the project, but has requested to be notified in the event archaeological materials are encountered during construction.

2) THPO has been notified and concurrence is anticipated. THPO routinely requests to be notified in the event Native American and/or human remains are located during ground disturbance activities. THPO response will be provided to State Housing Finance & Development Authority upon receipt.

3) OCRM response is pending. A request for a Determination of Consistency has been submitted to SCDHEC Office of Ocean & Coastal Resource Management. Concurrence from OCRM is anticipated because project site was previously developed for residential use. OCRM response will be provided upon receipt.



SOUTH CAROLINA DEPARTMENT OF
ARCHIVES • HISTORY

August 12, 2016

Housing Authority of Myrtle Beach
605 10th Ave. North
Myrtle Beach, SC 29577

Re: Construction of 2 Houses on Carver Street (HOME Tax Credits, Myrtle Beach
Housing Authority, Carver Grove)
Myrtle Beach, Horry County, South Carolina
SHPO Project No. 15JS0305

Dear Housing Authority:

Thank you for your consultant's email on August 11, 2016 regarding the above referenced undertaking. We also received a Section 106 Project Review Form with required attachments as supporting documentation for this undertaking. The State Historic Preservation Office is providing comments to the U.S. Department of Housing and Urban Development pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes, local governments, or the public.

Based on the description of the Area of Potential Effect (APE) and the identification of historic properties within the APE, our office concurs with the assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be affected by this undertaking.

If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials. The federal agency or the applicant receiving federal assistance should contact our office immediately.

If you have any questions, please contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office

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

The applicant has proposed to construct eight, one-bedroom apartments contained in two buildings. Two units in each building will be handicapped accessible. Four of the units will be designated for homeless veterans and their families utilizing Veterans Administration Supportive Housing Vouchers (VASH) project based assistance. The project site is located along Carver Street and Within a MU-MD (Mixed Use – Medium Density) community in Myrtle Beach, South Carolina.

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

HOME Tax Credit Application: The purpose of the project is to provide affordable housing options for residents in Myrtle Beach, South Carolina. The proposed project will involve the construction of two buildings each containing four apartments within an established residential community. The property is zoned MU-MD (Mixed Use – Medium Density).

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

The project area is presently characterized by several existing single family dwellings and cleared land located within a established residential area. Property surrounding the project site consists of established single-family residential developments. The project area is zoned for MU-MD (Mixed Use – Medium Density) and multi-family residential use is permitted. It is highly likely that the site property will eventually be developed by residential land use in the absence of the project.

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
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"/>	Myrtle Beach International Airport is approximately 3 miles from Carver Grove site. Approach map shows that site is not located within an Accident Potential Zone (See Exhibit 12)
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"/>	Site not located in CBRA area.
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 checked="" type="checkbox"/> <input type="checkbox"/>	The project involves acquisition, construction or rehabilitation of structures, buildings or mobile homes.
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"/>	Site not located in York County (see Exhibit 6)
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within a South Carolina designated coastal count. A request for "Determination of Consistency" was submitted to OCRM on July 9, 2015 (see Exhibit 4). Project site was previously developed.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A Phase 1 ESA completed by J.N. Pease Environmental Group, LLC in July 2015 did not identify evidence of recognized environmental conditions. Excerpts from the Phase 1 report are provided (see Exhibit 11).
Endangered Species	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site falls under the United States Fish & Wildlife Service (USFWS) "blanket concurrence".

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402		The proposed construction of new housing will not expand into previous undeveloped area (see Exhibit 5).
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	No ASTs were visible from the project site during a site visit conducted in June 2015. A site location map and completed Thermal and Explosive Hazards Checklist are provided (see Exhibit 10)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Site soils are classified as Centenary fine sand and Leon loamy fine sand; neither of which are designated as prime farmland (see Exhibit 7).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The site is not located within a floodplain. Flood Insurance Rate Map (FIRM) Panel #45051C0684 H (effective 08-23-99) indicates the project site is located within Zone X; outside 100-year flood zone (see Exhibit 2).
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"/>	No historic or tribal properties affected. Concurrence letters received from SHPO and THPO dated August 12, 2016 and August 16, 2016. (see Appendix I for duplicate letter and Exhibit 1 for originals.)
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"/>	HUD Noise Evaluation results in an acceptable Combined DNL of 4.77 decibels (see Exhibit 9). HUD noise evaluation worksheets provided.
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"/>	Sole source aquifers are not present in SC. No further action required.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	A review of the National Wetlands Inventory Map indicates no wetlands are located on the project site (see Exhibit 3).
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"/>	Site not located in Oconee County
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	EPA Enviromapper confirms no known environmental conditions exist that have caused a disproportional affect to the project area (see Exhibit 8).

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The size zoning classification permits single-family residential development (see Forms E37 and E38)
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	No impacts anticipated based on soil types and nature/extent of surrounding development. No anticipated engineering restraints with respect to soils. Best Management Practices for run-off control will be employed during construction. The topography of the project parcels is relatively flat and therefore no impacts are anticipated.
Hazards and Nuisances including Site Safety and Noise	2	There are no known site hazards, traffic conflicts, neighborhood hazards/nuisances or natural hazards associated with the project (see Form E39)
Energy Consumption	1	The project should strive to be EnergyStar compliant and incorporate LEED practices where feasible

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Employment and income patterns will not be affected. Employment opportunities exist in close proximity to the project site.
Demographic	2	The proposed project is not likely to result in a negative effect on the local demographic character. The project will not cause displacement of

Character Changes, Displacement		peoples, businesses, institutions, or community facilities.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Educational facilities exist in close proximity to the project site. These facilities are not likely to be adversely affected by additional populations associated with the proposed project (see Form E40)
Commercial Facilities	2	Adequate commercial facilities exist in close proximity to the project site and will potentially benefit from proposed project (see Form E41)
Health Care and Social Services	2	Adequate health care and social services are available (see Form E42 and E43)
Solid Waste Disposal / Recycling	2	Adequate waste collection services are available (see Form E44)
Waste Water / Sanitary Sewers	2	Municipal sewer service is available to the project site. Project development can be connected to the municipal sewer system (see Form E45)
Water Supply	2	Public water supply is available at the project site. Project development can be connected to the public water system (see Form E46)
Public Safety - Police, Fire and Emergency Medical	2	There are no public safety issues associated with the project (See Form E47, Form E48, and form E49)
Parks, Open Space and Recreation	2	Community and neighborhood services and opportunities are acceptable (see Form E50)
Transportation and Accessibility	2	Existing transportation infrastructure is adequate to support the project (see Form E51 and Form E52)

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Sufficient water resources are available for the project. There are no unique or natural features or agricultural lands located on the project site (see Form E53)
Vegetation, Wildlife	2	The project site is located in an urban area and is not anticipated to adversely affect existing plant and animal species
Other Factors		

Additional Studies Performed:

Phase 1 Environmental Site Assessment, summary provided in Exhibit 11; complete report provided to compliant

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

SC SHPO, USFWS, FEMA, NRCS, EPA, Horry County, City of Myrtle Beach public safety and public service agencies (i.e. police, fire, assessor, etc.), US Census Bureau, USEPA, and Phase 1 ESA prepared by J.N. Pease Environmental Group, LLC dated July 2015.

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

JPEG is not aware of the applicant's site/land selection criteria, but presumes location, zoning, land value, sale price, etc. were not factored into the process. The proposal project is consistent with current zoning and is compatible with surrounding land use and therefore is believed to represent the best intended use for the property. There are no significant negative impacts anticipated with this project and it is likely the property will eventually be developed for a related residential use if the proposed project does not take place.

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

If the proposed project does not take place, then it is probably that the property will eventually be developed similar to surrounding property which consists of single-family residential development. The impacts from an alternative development would not be expected to vary significantly from the current proposed project.

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.

1) LEED building design and construction practices should be incorporated into the project as feasible.

Determination:

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

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

Preparer Signature: Jimmy Ardis

Date: 8/17/2016

Name/Title/Organization: Jimmy Ardis, Partner, Civitas, LLC

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

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).



SOUTH CAROLINA DEPARTMENT OF
ARCHIVES • HISTORY

August 12, 2016

Housing Authority of Myrtle Beach
605 10th Ave. North
Myrtle Beach, SC 29577

Re: Construction of 2 Houses on Carver Street (HOME Tax Credits, Myrtle Beach
Housing Authority, Carver Grove)
Myrtle Beach, Horry County, South Carolina
SHPO Project No. 15JS0305

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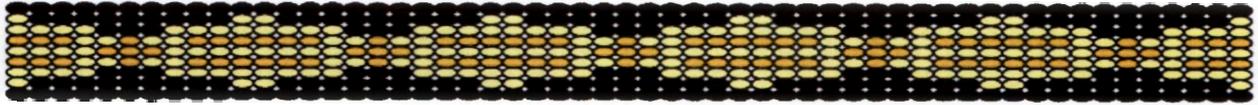
If you have any questions, please contact me at (803) 896-6129 or jsylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office

Catawba Indian Nation
Tribal Historic Preservation Office
1536 Tom Steven Road
Rock Hill, South Carolina 29730

Office 803-328-2427
Fax 803-328-8791



August 16, 2016

Attention: Sharon Forrest
Executive Director
Housing Authority of Myrtle Beach
P.O. Box 2468
Myrtle Beach, SC 29578

Re. THPO #	TCNS #	Project Description
2015-104-3		Carver Grove (Housing Authority of Myrtle Beach) Horry Co., Myrtle Beach, SC

Dear Ms. Forrest,

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 Totherow at 803-328-2427 ext. 226, or e-mail caitlinh@ccppcrafts.com.

Sincerely,

Wenonah G. Haire
Tribal Historic Preservation Officer