



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

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

**This is a suggested format that may be used by Responsible Entities to document completion of an
Environmental Assessment.**

Project Information

Project Name: Skilled Trades Center

Responsible Entity: City of Plainfield

Grant Recipient Union College (formerly Union County College)

State/Local Identifier:

Preparer: Daniel White

Certifying Officer Name and Title:

Grant Recipient (if different than Responsible Entity): Union College

Consultant (if applicable):

Direct Comments to: Cheryl Shiber

Project Location: 300 through 316 East Third Street, Plainfield, New Jersey

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

Union College (formerly Union County College) is developing a professional trades training center on our campus in the City of Plainfield. The facility will provide training programs for in demand occupations within multiple industry sectors. The identified location is within a designated federal Opportunity Zone which is characterized by low-income households, struggling small business and high unemployment. The Center would have the capacity to train students in automotive technology, diesel and construction technology, marine and small engine repair, HVAC, kitchen and bath design, plumbing, and carpentry. It will be designed to allow for flexibility and adaptability based on evolving labor demand and emerging technologies.

Demand for trained professional trades workers is high in the local region. According to EMSI (Economic Modeling Specialists), there are only 15 training programs in the region. In 2019, 1,325 individuals completed such programs despite 2,742 job openings in directly related occupations. According to the CEO of Associated Builders and Contractors (ABC) - New Jersey Chapter, thousands of jobs go unfilled and 40% of the construction workforce is within a few years of retirement. Firms have trouble filling thousands of open jobs; 80% of ABC members have difficulty finding skilled labor. In the first quarter of 2018, ABC members nationwide reported a nearly nine-month backlog of work under contract but not yet completed. Combined with the existing labor shortage, larger infrastructure projects will pressure the downstream construction sector and create a domino effect on all contractors, delaying other projects.

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

Union College intends to construct an educational building on the property focused on providing workforce training and degree programs in multiple skilled trades professions for youth and unemployed or underemployed residents of Union County and the surrounding region.

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

The property consists of multiple lots owned by Union College (formerly Union County College). Currently, there are no structures on the lot. It is paved with asphalt. Although previously used as a parking lot, it is currently fenced off and not in use at all by the college.

Funding Information

Grant Number	HUD Program	Funding Amount
B-22-CP-NJ-0614	Community Project Funding	\$1,500,000

Estimated Total HUD Funded Amount: \$1,500,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$10 million.

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 type="checkbox"/>	
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 type="checkbox"/>	
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 type="checkbox"/>	<ul style="list-style-type: none"> ➤ Per Fema’s Current Map – 34039C0039F dated September 20, 2006 – The project site is not within the special flood hazard area and is therefore not required to carry flood insurance. ➤ Per Fema’s Preliminary Map – 34039C0039G dated April 18, 2016 – The project site is not within the special flood hazard area.
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 type="checkbox"/>	
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Contamination and Toxic Substances	Yes No <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> ➤ Property is not on the Brownfield register.

24 CFR Part 50.3(i) & 58.5(i)(2)		
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> ➤ Per Fema's Current Map – 34039C0039F dated September 20, 2006 – The project site is not within the special flood hazard area and is therefore not required to comply with the City's floodplain ordinance. ➤ Per Fema's Preliminary Map – 34039C0039G dated April 18, 2016 - The project site is not within the special flood hazard area and is therefore not required to comply with the City's floodplain ordinance.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> ➤ The property is not in a historic district or on the historic register.
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 No <input type="checkbox"/> <input type="checkbox"/>	
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input type="checkbox"/>	
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input type="checkbox"/>	

Wild and Scenic Rivers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		
ENVIRONMENTAL JUSTICE		
Environmental Justice	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Executive Order 12898		

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	➤ In compliance with the city’s zoning and Master Plan.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff		➤ The soil type is Urban Land - The term urban soil refers to soils in areas of high population density in the largely built environment. These soils can be significantly changed human-transported materials, human-altered materials, or minimally altered or intact “native” soils. Soils in urban areas exhibit a wide variety of conditions and properties and may have impervious surfaces, such as buildings and pavement. Some factors that influence the

		<p>characteristics and behavior of soils in urban areas include: • Land use history and disturbance • Geography and geology • Extent of impervious surfaces • Nature of human-transported or “fill” materials.</p> <ul style="list-style-type: none"> ➤ Soil borings are recommended to verify subsurface conditions. ➤ Minimal slope identified on site. The site area is approximately 0.69 acres and is approximately 100% covered with impervious surface. No impact to erosion anticipated. ➤ Somerset-Union Soil Conservation District certification (approval) required for disturbance of 5,000 sf or more. ➤ During construction soil erosion and sediment control measures shall be applied. ➤ No impact to drainage or stormwater runoff anticipated being that the site is currently approximately 100% impervious. ➤ NJDEP defines Major Development as 1 acre of disturbance or an increase in impervious of 0.25 acres. Developing this site would not be considered a major development with regards to stormwater management.
Hazards and Nuisances including Site Safety and Noise		Confirm With Fire Dept.
Energy Consumption		

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Vacant land – No displacement or restructuring of these services
Demographic Character Changes, Displacement	2	Vacant land – No displacement or restructuring of these services

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Vacant land – No displacement or restructuring of these services

Commercial Facilities	N/A	N/A
Health Care and Social Services	2	Vacant land – No displacement or restructuring of these services
Solid Waste Disposal / Recycling	2	Solid Waste Type 10 – Municipal (household, commercial and institutional) is collected throughout the city. A solid waste management plan is to be prepared identifying the size and location of solid waste containers, the waste hauler and the collection schedule.
Waste Water / Sanitary Sewers	2	A review of the city’s sanitary sewer map indicates existing sanitary sewer proposed project is anticipated to be typical of a Public community Sewage System. The Project is subject to a approval by the Sewer Utility and NJDEP Treatment Works Approval.
Water Supply	N/A	N/A
Public Safety - Police, Fire and Emergency Medical	3	The main concern I see from a police standpoint at this time is mainly the traffic and parking concerns in the immediate area as this appears to be a significant residential/commercial project . With that, I would list an impact code of (3) for a minor adverse impact.
Parks, Open Space and Recreation		Confirm with recreation
Transportation and Accessibility	N/A	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources		Confirm with recreation
Vegetation, Wildlife		Confirm with recreation
Other Factors		

Additional Studies Performed:

Field Inspection (Date and completed by):

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

Department of Recreation
Fire Department
Police Department
Engineering Department
City Sewer and Water Manager
PMUA
City Flood Plain Manager
Community Development

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

Cumulative Impact Analysis [24 CFR 58.32]:

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

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

Summary of Findings and Conclusions:

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.

Law, Authority, or Factor	Mitigation Measure

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: _____ Date: _____

Name/Title/Organization: _____

 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).