

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

- Yes → *Continue to Question 2.*
 No

Explain how you determined that agricultural land would not be converted:

The program policies do not allow for any such activities as new construction, acquisition of undeveloped land or conversion.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nracs> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

- Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The owner occupied housing rehabilitation program deals only with existing dwellings and does not perform any activities that would trigger non-compliance with the Act. (See Tab L Program Description) See also Florence Zoning Map – Tab L which shows there is no land zoned as Farmland.

Are formal compliance steps or mitigation required?

Yes

No

Program Description

Regional Housing Rehabilitation Loan Program of Lane County (RHRP)

<u>Grantee</u>	<u>Sub-Grantee</u>
City of Florence 250 Highway 101 Florence, OR 97439	St. Vincent de Paul Society of Lane County P.O. Box 24608 Eugene, OR 97402

The service area for the RHRP includes the Oregon Cities of Florence, Veneta, Oakridge, Westfir, Lowell, Cottage Grove, Junction City and Creswell as well as unincorporated portions of Lane County.

The RHRP provides deferred-payment loans to low and moderate income homeowners as per current HUD income eligibility guidelines for rehabilitation services to the home where the homeowner occupies no less than 50% of the living space. "Major" rehabilitation (Rehab loan is more than 50% of the value of the Structure) is only allowed under the approved RHRP policy when using Non-CDBG funds such as funds in the Revolving Fund account that have been de-federalized. In this case and for all newly awarded CDBG funds for owner occupied housing rehabilitation, the RHRP will perform only "Minor" (Rehab loan is 50% or less of the value of the Structure) rehabilitation projects. All minor rehabilitation projects will not allow for alteration or expansion of the existing building foot print, **does not include acquisition of existing housing, land or perform new construction. Furthermore, the RHRP does not engage in re-zoning for minor projects including conversion of farmland to non-agricultural uses nor does the RHRP increase residential densities, convert a building for habitation or make a vacant building habitable.**

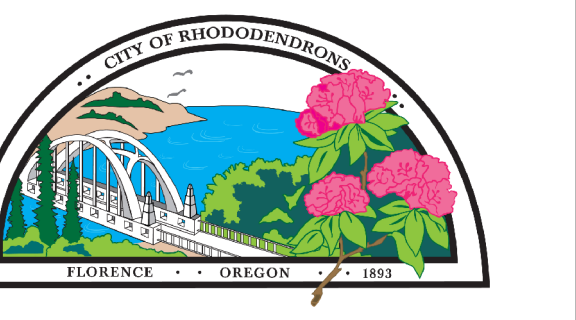
The RHRP does many types of project activities to meet or exceed our objective of alleviating health and safety issues, correcting structural deficiencies in order to help conserve existing housing stock, increase housing opportunities and enable lower income homeowners to remain in their homes. Eligible rehabilitation activities include Septic Systems and private Sewer connections, Well and Water Supply, Foundation and Crawl Space Repairs, Electrical Systems, Heating Systems, Water Heaters, Plumbing, Siding, Paint, Windows, Doors, Roofs and roof Drainage, Dry rot repairs, Flooring repairs, Weatherization measures, Insulation, Hazardous tree removal, Landscaping – trimming shrubs for preservation of the dwelling, Lead work (inspection, assessment, lead safe work practices and clearance inspection), Asbestos testing and removal of Architectural Barriers and installation of Accessibility measures as per reasonable accommodation requests.

Items that are identified in the Statutory Worksheet as status B will require site specific review. St. Vincent de Paul has established procedures for identifying properties that will require further review. For Historic Preservation, all projects with a home, determined from the Regional Land Information Database of Lane County (RLID), to be older than 45 years, documentation such as the project scope of work, elevation photos and any other relevant information, will be submitted for review, comment and concurrence by the State Historic Preservation Office (SHPO). Furthermore, projects involving ground disturbing activities will be submitted for review with SHPO and respective Tribal Historic Preservation Office (THPO) will be notified of such activity and an Inadvertent Discovery Plan will be implemented

when needed. In regards to Endangered Species the provided guidance shall be followed and each project will complete the Procedure for Section 7 Determination Worksheet for each project to confirm the effect. Noise abatement will be considered and mitigation technics such as double pane windows and insulation may become part of the scope of work for all project properties that are determined with high noise levels. For projects, where upon site inspection, detection or suspicion of Toxic chemicals or Radioactive materials may be present, an appropriate specialist will be used to assess the risk and propose corrective measures. All project properties will be screened for the potential of Flood Disaster by obtaining a third party Flood Report. Projects that are determined to be within a 100 year flood plain will require Flood insurance in accordance with Federal rules and RHRP policy.

The historical average RHRP loan is just over \$23,000 and in consideration of anticipated costs dealing with Lead based paint, it is assumed that the average loan will be \$25,000. This new CDBG award provides an approved budget for eligible housing rehabilitation of \$300,000, thus we expect to serve at least 12 household units.

CITY OF
FLORENCE, OREGON
Zoning Map



City of Florence
Community Development
Department

- City Limits
- Urban Growth Boundary

Zoning Districts

Residential

- Low Density
- Medium Density
- Mobile Home/Manufactured Home
- High Density
- Coast Village

Commercial

- Neighborhood
- Mainstreet Area A
- Mainstreet Area B
- North Commercial
- Commercial
- Highway

Mixed Use

- Old Town Area A
- Old Town Area B
- Old Town Area C
- Waterfront Marine
- Professional Office/Institutional

Industrial

- Marine
- Pacific View Business Park
- Limited Industrial
- Service Industrial

Other

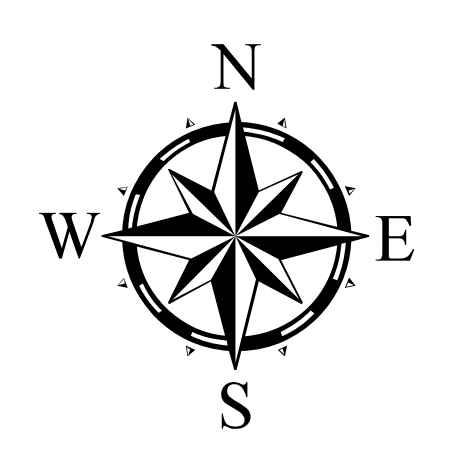
- Open Space
- Public Use Airport

Estuaries

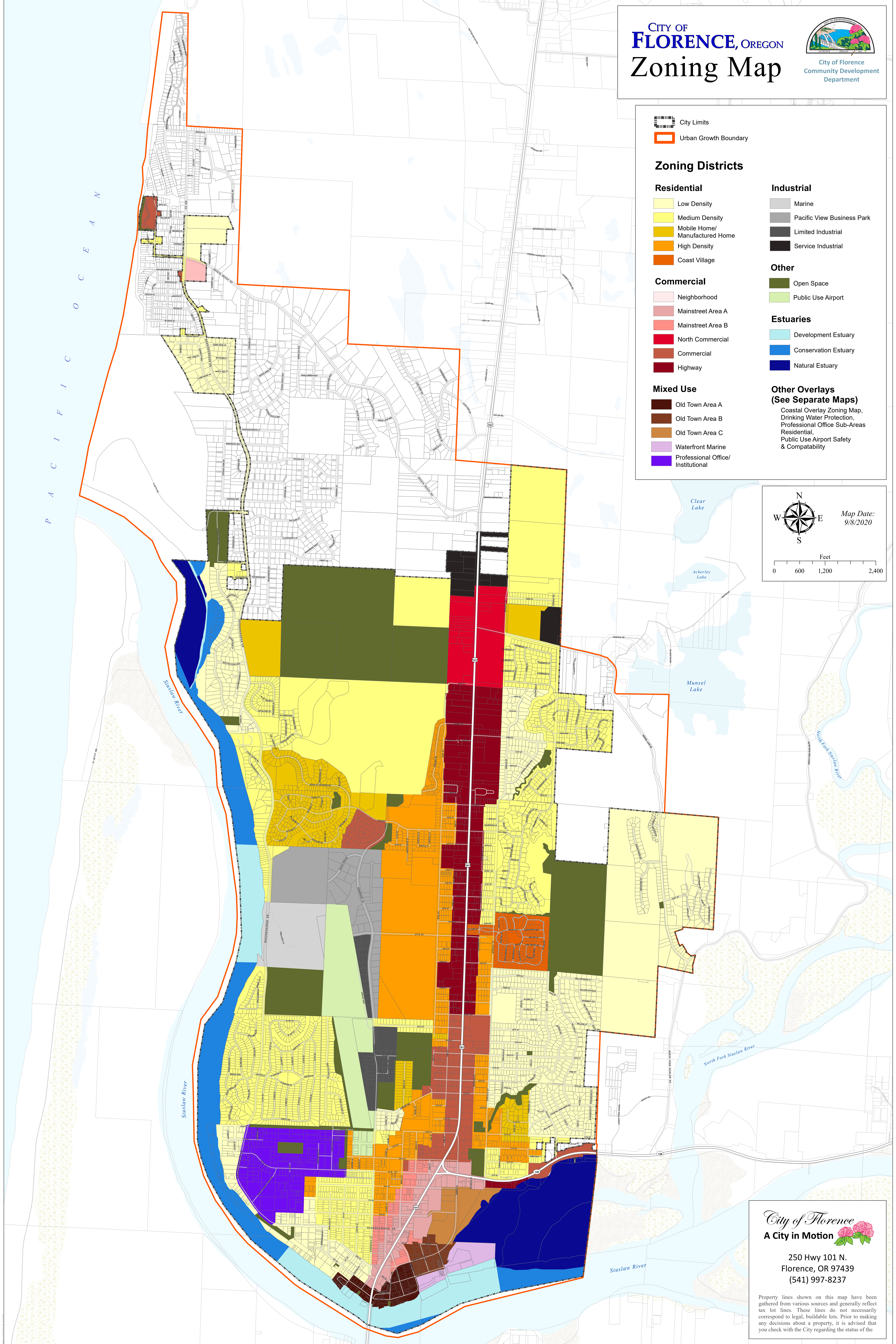
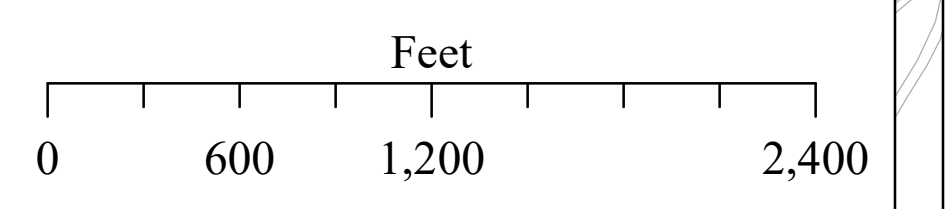
- Development Estuary
- Conservation Estuary
- Natural Estuary

**Other Overlays
(See Separate Maps)**

Coastal Overlay Zoning Map,
Drinking Water Protection,
Professional Office Sub-Areas
Residential,
Public Use Airport Safety
& Compatibility



Map Date:
9/8/2020



City of Florence
A City in Motion

250 Hwy 101 N.
Florence, OR 97439
(541) 997-8237

Property lines shown on this map have been gathered from various sources and generally reflect tax lot lines. These lines do not necessarily correspond to legal, buildable lots. Prior to making any decisions about a property, it is advised that you check with the City regarding the status of the