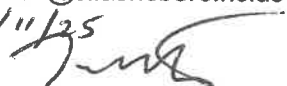
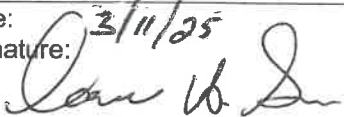


**North Carolina Department of Commerce
Small Cities Community Development Block Grant Program (CDBG)**

**Environmental Review Record at the Community Level for
Categorically Excluded Subject to 58.5 Projects**

1. Grantee (Responsible Entity) Name [24 CFR 58.2] : City of Asheboro		2. Grant Number: 22-C-4113 N.R.	
3. Responsible Entity Mailing Address: PO 1106 Asheboro, NC 27204		4. Project Name and Location (City and County): CASPN Homes Rehabilitation, 945 S. Church St., Asheboro, NC Randolph County	
5. Local Government Project Representative Name: Trevor Nuttall Title: Assistant City Manager		Email: tnuttall@ci.asheboro.nc.us Telephone: 336-626-1201 ext. 2323	
6. Preparer Contact Information Name/Title/Organization: Trevor Nuttall Address: PO Box 1106 City/State/ZIP: Asheboro, NC 27204		Phone: 336-626-1201 ext. 2323 E-mail: tnuttall@ci.asheboro.nc.us Date: 3/11/25 Signature: 	
7. Responsible Entity Certifying Officer [24 CFR 58.2] Name: David H. Smith Title: Mayor		Date: 3/11/25 Signature: 	
8. Grant Category: CDBG-NR		9. Checklists Included: ☐ Exempt [24 CFR 58.34] ☐ Categorical excluded (not subject to 58.5) [24 CFR 58.35(a)] ☒ Categorical excluded (subject to 58.5) [24 CFR 58.35(b)]	
10. Project Activities:	CDBG Funds Budgeted:	Other Funds Budgeted:	
Rehabilitation	855,000	224,342	
Administration	95,000		
Total: 1,174,342	950,000	224,432	
11. Project Description: (Briefly describe the project. Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32] , 40 CFR 1508.25). Please include a project map. If the project is occurring in multiple places, identify all sites and provide addresses. Please provide labeled photos of all project sites. If structures are involved, please indicate age and what work is proposed.) The City of Asheboro, in partnership with Wainman Homes, Inc. plans to conduct necessary repairs on the existing CASPN Homes property. The CASPN Homes was built in 1998 and has continually served low-income seniors and disabled adults at the 51-unit property in Asheboro. To extend the life of the property and continue offering safe, high-quality housing to low-moderate income individuals, the project will some or all of the following: new exterior siding and insulation, new windows, porch/deck rehabilitation and repair/staining, new carpet in hallways and tile in common areas, replacement of heating, ventilation, air conditioning units and water heaters, and new security features.			

The City of Asheboro intends to work the non-profit land owner to complete the work with a combination of project reserves and a \$950,000 CDBG-NR grant awarded by the North Carolina Department of Commerce. All scheduled work will occur within the envelope of the existing buildings and will not significantly change the function of the property. (see attached CASPN Home Project description, site map, and CASPN photos)

12. 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; **Funds may be drawn down** for this (now) EXEMPT project; OR

☒ This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds per Section [58.70](#) and [58.71](#) before drawing down funds; OR

☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to [24 CFR Part 58 Subpart E](#).

13. Additional Studies Performed, if any (Attach studies or summaries):

Please refer to the attached Phase 1 ESA and Radon Sampling that was performed related to the project.

Environmental Review for Categorically Excluded Projects

In the items below, record the determination made regarding each listed statute, executive order, or regulation. Provide appropriate source documentation such as reviews or consultations, applicable permits or approvals obtained or required. Note dates of contact or page referenced. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation, or mitigation measures required.

14. Planning and Zoning

a. Is the project in compliance or conformance with local zoning?

☒ Yes ☐ No Explain:

b. Is the proposal consistent or compatible with completed components of the local or regional comprehensive plan?

☒ Yes ☐ No Explain:

c. Are there any unresolved conflicts concerning the use of the site?

☐ Yes ☒ No Explain:

d. Does the project require mitigation in regards to local zoning?

☐ Yes ☒ No

e. Comments and Source Documentation: Refer to included correspondence from applicable jurisdiction.

15. Air Quality [\[Clean Air Act, Sections 176 \(c\) and \(d\), and 40 CFR 6, 51, 93\]](#)

a. Is the project within a "[non-attainment](#)" or "maintenance" area identified in the air quality State Implementation Plan (SIP)? ☐ Yes ☒ No

b. Does the project involve transportation facilities? ☐ Yes ☒ No

c. Does the project comply with [the North Carolina Air Quality Implementation Plan \(SIP\)](#)?

☒Yes ☐No Explain:

- d. Does the project require mitigation in regards to air quality? ☐Yes ☒No
- e. **Comments and Source Documentation:** This project is located in Randolph County, which does not currently possess an attainment/maintenance status per the Environmental Protection Agency (E.P.A.). The NC DEQ Air Quality Regional Office in Winston-Salem was contacted through the Clearinghouse but declined to comment. (see attached list of EPA-designated attainment/maintenance counties and State Clearinghouse DEQ comments).

16. Coastal Zone Management Act and Coastal Barriers [\[Sections 307\(c\),\(d\)\]](#)

- a. Is the project listed in a [Coastal Area Management Act](#) (CAMA) county?
☐Yes ☒No
- b. Does the project involve new construction, land conversion, major rehabilitation, and substantial improvement activities?
☒Yes ☐No
- c. Does the project require a [consistency review](#) with NCDCM? ☐Yes ☒No Explain:

If yes to c, please provide an analysis in the space below of how the proposed financial assistance would result in a project (when constructed) that would be consistent with the State's coastal management program.
- d. Is the project located within a coastal barrier designated on a current [FEMA flood map](#) or [Department of Interior coastal barrier resources map](#) ?
☐Yes ☒No
- e. **Comments and Source Documentation:** The project is not in a designated coastal county (see the attached list of NOAA-designated coastal counties, and N. C. map shows the site location)

17. Historic Preservation [\[36 CFR 800\]](#)

- a. Have you notified the [State Historic Preservation Office](#) (SHPO) and/or the [Advisory Council on Historical Places](#) (AHCP) of the project and requested their comments?
☒Yes ☐No
- b. Is the property listed on or eligible for listing on the [National Register of Historic Places](#)?
☐Yes ☒No
- c. Is the property located within or directly adjacent to an historic district?
☐Yes ☒No
- d. Does the property's area of potential effects include an historic district or property?
☐Yes ☒No
- e. Does the project require mitigation in regard to historic preservation?
☐Yes ☒No
- f. **Comments and Source Documentation:** Formal consultation with the State of North Carolina's Historic Preservation Office (SHPO) determined that the proposed project will not likely affect historic resources. (see attached letter from North Carolina's SHPO).

18. Cultural Preservation [\[36 CFR 800\]](#)

- a. What kind, if any, site preparation has already been conducted on the site? The property has already been developed; no new areas will be disturbed through the course of the project.

- b. Has the area been previously surveyed by an archaeologist?

☐ Yes ☒ No

If so, give name of principal investigator and date of survey:

- c. Have you notified the Catawba Indian Nation Tribal Historic Preservation Officer of the project and requested their comments?

☒ Yes ☐ No

- d. Have you notified the Eastern Band of Cherokee Indians Tribal Historic Preservation Officer of the project and requested their comments?

☐ Yes ☒ No

- e. Have you notified the Tuscarora Nation of New York Tribal Historic Preservation Officer of the project and requested their comments?

☐ Yes ☒ No

- f. Have you notified the Muscogee Tribal Historic Preservation Officer of the project and requested their comments?

☐ Yes ☒ No

- g. Does the project require mitigation in regard to cultural preservation?

☐ Yes ☒ No

h. Comments and Source Documentation: The Catawba Indian National communicated no immediate concerns about traditional cultural properties, sacred sites, or Native American archaeological sites within the boundaries of the proposed project areas. The Nation requested notification if Native American artifacts and/or human remains are located during the ground disturbance phase of this project. (see attached letter from the Catawba Indian Nation)

19. Floodplain Management and Insurance ([24 CFR Part 55](#), [E.O. 11988](#))

- a. Is the project area located within a 100-year floodplain (500-year for "critical actions") designated on a current FEMA flood map?

☐ Yes ☒ No

- b. Identify and attach the FEMA flood map used to make this finding with the project site(s) clearly marked:

i. Community Name and Number: City of Asheboro 370196

ii. Map Panel Number and Date of Map Panel: 3710775000J

- c. Is the 8-step decision making process required for this project ([§ 55.20](#))? ☐ Yes ☒ No

- d. Is there a building located or to be located within a [Special Flood Hazard Area](#) identified on a current Flood Insurance Rate Map (FIRM)?

☐ Yes ☒ No

- e. Is flood insurance protection required for this project? ☐ Yes ☒ No Explain:

- f. Does the project require floodplain mitigation measures? ☐ Yes ☒ No

- g. Comments and Source Documentation: The project is the renovation of existing buildings, and the majority of the work is interior. Consultations with local floodplain management official Justin Luck from the City of Asheboro Planning Department. (see attached responses from Planning and Zoning Dir. Justin Luck)

20. Protection of Wetlands ([E.O. 11990](#))

- a. Are there drainage ways, streams, rivers, or coastlines on or near the site? ☒ Yes ☐ No

- b. Are there ponds, marshes, bogs, swamps, or other wetlands on or near the site? ☐Yes ☒No
- c. Are there soils or vegetation characteristic of wetlands on or near the site? ☒Yes ☐No
- d. Does the project have the potential to affect or be affected by a wetland? ☐Yes ☒No
- e. For projects involving ground disturbance, are there any streams that surface waters drain into? (Attach a map).
☐Yes ☐No
- f. For projects proposing ground disturbance, is the project located within a wetland designated on a [National Wetland Inventory Map](#) of the Department of Interior?
☐Yes ☐No
- g. Is the 8-step decision-making process required for this project ([§ 55.20](#))? ☐Yes ☒No
- h. Does the project involve any impoundment or withdrawal of water? ☐Yes ☒No
If so, please specify and describe with appropriate maps.
- i. Is the proposed project or activity subject to compliance with conditions set forth by the U.S. Army Corps of Engineers, concerning permits for dredge and fill activity?
☐Yes ☒No
- j. Does the project require wetland mitigation measures? ☐Yes ☒No
- k. Comments and Source Documentation: The National Wetland Inventory mapping tool shows surface water (creek) on the project site. However, the project will renovate the existing buildings and will not disturb the creek. The project will not increase surface runoff or erosion. (see attached N. WI. map and corresponding email from the architect dated October 2, 2024)

21. Wild and Scenic Rivers Act [\[16 U.S.C. 1271 et seq. Sections 7 \(b\), \(c\)\]](#)

- a. Will the project affect a Wild and Scenic River or a river in the [Nationwide Rivers](#) inventory?
☐Yes ☒No
- b. Does the project require mitigation measures in regard to wild and scenic rivers? ☐Yes ☒No
- c. Comments and Source Documentation: (see attached map of North Carolina Wild and Scenic Rivers)

22. Noise Abatement [\[24 CFR 51, Subpart B\]](#)

- a. Is the project located within 5 miles of a civil airport? ☒Yes ☐No
- b. Is the project located within 15 miles of a military airfield? ☐Yes ☒No
- c. Is the project located within 1,000 feet of a major highway or busy road? ☐Yes ☒No
- d. Is the project located within 3,000 feet of a railroad? ☒Yes ☐No
- e. Does the project involve development of noise-sensitive uses? ☐Yes ☒No

If yes to e and any of a-d, calculate and attach the [Day/Night Noise Level](#) (DNL) [calculator](#) or Noise Assessment Guidelines [worksheets](#).

- f. Describe any temporary noise resulting from the project: The use is existing multi-family residential; no increase to units is proposed.
- g. Does the project require noise attenuation or mitigation measures? ☐Yes ☒No

- h. Comments and Source Documentation: Noise attenuative measures are encourage but not required to be incorporated into the project as determined by the day/night noise level calculation performed.

23. Airport Hazards [\[24 CFR Part 51, Subpart D\]](#)

- a. Is the project within 3,000 feet from the end of a runway at a civil airport?
☐Yes ☒No
- b. Is the project within 2 ½ miles from the end of a runway at a military airfield?
☐Yes ☒No
- c. If the project is located in a Runway Clear Zone or Clear Zone, will the project be frequently used or occupied by people?
☐Yes ☒No
- d. Does the project require compliance with airport runway clear zones? ☐Yes ☒No
- e. Comments and Source Documentation: The NEPAssist map sets a 2.5-mile buffer from the project site and shows no airport within the limit. (see attached NEPAssist Report)

24. Explosive and Flammable Hazard Operations [\[24 CFR Part 51, Subpart C\]](#)

- a. Is this a construction or rehabilitation modernization project that will increase the number of people using the structure? ☐Yes ☒No
- b. Is this a rehabilitation/modernization project that will make a vacant building habitable? ☐Yes ☒No
- c. If yes to a or b, are there industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks 1 mile from, adjacent to, or visible from the project site?
☐Yes ☐No
- d. If yes to c, use the [HUD Hazards Guide](#) and attach [Acceptable Separation Distance](#) documentation.
- f. Does the project require mitigation for hazards? ☐Yes ☒No
- g. Comments and Source Documentation: Refer to Phase 1 ESA.

25. Toxic Chemicals and Radioactive Materials [\[24 CFR 58.5\(i\)\]](#)

- a. Is the project near an industry disposing of chemicals or hazardous wastes?
☐Yes ☒No
- b. Is the site listed on an EPA [Superfund](#) National Priorities or [CERCLA](#) or equivalent State list?
☐Yes ☒No
- c. Is the site located within 3,000 feet of a toxic or solid waste landfill site?
☐Yes ☒No
- d. Does the site have an underground storage tank?
☐Yes ☒No
- e. Does the project require a [Phase I ASTM](#) report?
☐Yes ☒No

- f. Does the project require a [Phase II ASTM](#) report?
☐Yes ☒No
- g. Does the project require mitigation or remediation measures for toxins?
☐Yes ☒No
- h. Comments and Source Documentation: At the direction of state and federal officials, a Phase I ESA was performed; the results are attached.

26. Endangered Species [\[50 CFR part 402\]](#)

- a. Will there be any ground disturbance, vegetation removal, or unusually loud noise with this project?
☐Yes ☒No
- b. Review the [Department of Interior list of Endangered Species and Critical Habitats](#) list for the area. Is the project likely to affect any state or federally listed or proposed endangered or threatened species or critical habitats?
☐Yes ☒No
- If yes attach consultation with the Fish and Wildlife Service.
- c. For projects involving ground disturbance or noise, what other classes of wildlife are known to exist in the general area?
- d. Comments and Source Documentation: Consultation with the USFWS Raleigh Division and the N.C. Wildlife Resources Commission identified the surface water, Cedar Fork Creek in the Yadkin River Basin flows through the site, but they have no known records for State or federally-listed rare, threatened, or endangered species or Critical Habitat adjacent to or at the properties. The project will unlikely affect protected species or other sensitive environmental resources. They have no objections to the project. However, they recommend and provide guidelines for green construction techniques to improve water, waste, and energy efficiency. Also, avoid using invasive, non-native plants in landscaping. (see attached responses from the N.C. Wildlife Resources Commission and USFWS State Clearinghouse DEQ comments)

27. Sole Source Aquifers: [\[40 CFR 149\]](#)

- a. Will the proposed project affect a [sole source aquifer](#)?
☐Yes ☒No
- b. Comments and Source Documentation: There are no sole source aquifers in North Carolina.
<http://www.epa.gov/region4/water/groundwater/r4ssa.html>

28. Farmland Protection [\[7 CFR Part 658\]](#)

- a. Will the proposed project be located on or directly adjacent to land that is categorized as prime, unique, or of State or local importance? ☐Yes ☒No
- b. Does the project involve ground disturbance? ☐Yes ☒No
- c. Does the project involve land conversion? ☐Yes ☒No
- If yes, will the project location, construction, or activities of project users adversely affect farmland on or near the site by conversion? ☐Yes ☐No
- d. Does the project involve drainage that will adversely affect farmland? ☐Yes ☒No
- e. Will the project create problems by introducing nuisance species of vegetation which may spread to adjacent farmland? ☐Yes ☒No

- f. For projects involving ground disturbance, describe the topography in terms of slope, soil type, and vegetation.
- g. Does the project require compliance mitigation with the [Farmland Protection Policy Act](#) and [HUD policy memo](#)?
☐Yes ☒No
- h. Comments and Source Documentation: : Consultation with State Clearinghouse, Department of Agriculture, no comments. (see attached response from State Clearinghouse)

29. Environmental Justice [\[E.O. 12898\]](#)

- a. Is the project located in a predominantly minority area?
☐Yes ☒No
- b. Is the project located in a predominantly low-income area? ☐Yes ☒No
- c. Does this project site area have disproportionate adverse environmental effects on minority and low-income populations relative to the community-at-large?
☐Yes ☒No
- d. Is the project site(s) subject to man-made hazards that produce high levels of pollution? ☐Yes ☒No
- e. Does the project require compliance mitigation in regard to environmental justice? ☐Yes ☒No
- f. Comments and Source Documentation: Despite low-income and minority populations, the work isn't expected to have negative environmental effect. The project is intended to serve low-income seniors and disabled adults by rehabilitation of the 51 one-bedroom apartment units. (see attached EJSCREEN)

DETERMINATION OF EXEMPTION [\[24 CFR 58.34\]](#)

Responsible Entity Name: City of Asheboro
Project Name: CASPN Homes Rehabilitation
Grant Number: 22-C-4113 N.R.

Except for the applicable requirements of [§ 58.6](#), the responsible entity does not have to comply with the requirements of this part or undertake any environmental review, consultation or other action under NEPA and the other provisions of law or authorities cited in [§ 58.5](#) for the activities exempt by this section or projects consisting solely of the exempt activities listed in [24 CFR 58.34 \(a\)](#). In accordance with [24 CFR 58.34 \(b\)](#), no further approval from HUD or the State is necessary for the drawdown of funds to implement these activities. However, the responsible entity must still document in writing its compliance with and/or applicability of the "other requirements" listed at [§ 58.6](#) and the Environmental Review Record (ERR) must contain a well organized written record of the process and determinations made under this section.

- ☐ (1) Environmental and other studies, resource identification and the development of plans and strategies;
- ☐ (2) Information and financial services;
- ☐ (3) Administrative and management activities;
- ☐ (4) Public services that will not have a physical impact or result in any physical change, including but not limited to services concerned with employment, crime prevention, child care, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
- ☐ (5) Inspections and testing of properties for hazard or defects;
- ☐ (6) Purchase of insurance;
- ☐ (7) Purchase of tools;
- ☐ (8) Engineering or design cost;
- ☐ (9) Technical assistance and training;
- ☐ (10) Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair or restoration activities necessary only to control or arrest the effects from disasters, imminent threats or physical deterioration;
- ☐ (11) Payment of principal and interest on loans made or obligations guaranteed by HUD;
- ☐ (12) Any of the categorical exclusions listed in 58.35(a) provided that there are not circumstances which require compliance with any other federal laws and authorities cited in 58.5.

I hereby certify that the activities selected above comprising the _____ Program have been reviewed and determined exempt per [24 CFR 58.34\(a\)](#):

Responsible Entity Certifying Official Name and Title (Please Print)

Responsible Entity Certifying Official Signature and Date

CATEGORICAL EXCLUSION (Not Subject to 58.5) [24 CFR 58.35 (b)]

Responsible Entity Name: City of Asheboro
Project Name: CASPN Homes Rehabilitation
Grant Number: 22-C-4113 N.R.

HUD has determined that the following categorically excluded activities would not alter any conditions that would require a review or compliance determination under the Federal laws and authorities cited in [§ 58.5](#). When the following kinds of activities are undertaken, following the award of the assistance, the responsible entity does not have to publish a NOI/RROF or execute a certification and the recipient does not have to submit a RROF to the State except in the circumstances requiring NEPA review. The recipient remains responsible for carrying out any applicable requirements under [§ 58.6](#) and the Environmental Review Record (ERR) must contain a well organized written record of the process and determinations made under this section.

☐ (1) Tenant-based rental assistance

☐ (2) Supportive services including, but not limited to, health care, housing services, permanent housing placement, daycare, nutritional services, short term payments for rent/mortgage/utility cost and assistance in gaining access to local, state, federal government benefits and services

☐ (3) Operating costs including maintenance, security, operation, utilities, furnishings, equipment, supplies, staff training and recruitment and other incidental costs;

☐ (4) Economic development activities including but not limited to equipment purchases, inventory financing, interest subsidy, operating expenses and similar cost not associated with construction or expansion of existing operations

☐ (5) Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest buydowns, and similar activities that result in the transfer of title

☐ (6) Affordable housing predevelopment construction including legal, consulting, developer and other cost related to obtaining site options project financing administrative cost and fees for loan commitments, zoning approvals, and other related activities, which do not have a physical impact.

☐ (7) Approval of supplemental assistance (including insurance or guarantee) to a project previously approved under this part, if the approval is made by the same responsible entity that conducted the environmental review on the original project and re-evaluation of the environmental findings is not required under [§ 58.47](#)

I hereby certify that the activities selected above comprising _____ Program have been reviewed and determined to be categorically excluded per [24 CFR 58.35 \(b\)](#):

Responsible Entity Certifying Official Name and Title (Please Print)

Responsible Entity Certifying Official Signature and Date

CATEGORICAL EXCLUSION (Subject to 58.5) [24 CFR 58.35 (a)]

Responsible Entity Name: City of Asheboro
Project Name: CASPN Homes Rehabilitation
Grant Number: 22-C-4113 N.R.

Categorical exclusion refers to a category of activities for which no environmental impact statement or environmental assessment and finding of no significant impact under NEPA is required, except in extraordinary circumstances [§ 58.2(a)(3)] in which a normally excluded activity may have a significant impact. Compliance with the other applicable Federal environmental laws and authorities listed in § 58.5 is required for any categorical exclusion listed below.

- ☐ (1) Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20% (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalk, repaving of streets)
- ☐ (2) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.
- ☒ (3) Rehabilitation of buildings and improvements of multifamily residential buildings when:
 - a. Unit density is not changed more than 20 percent;
 - b. The project does not involve changes in land use from residential to non-residential; and
 - c. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.
- ☐ (4) Rehabilitation of buildings and improvements of non-residential structures, including commercial, industrial, and public buildings when:
 - a. The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and
 - b. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another
- ☐ (5) Rehabilitation and improvements of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland
- ☐ (6) An individual action on a one- to four-family four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between.
- ☐ (7) An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four units on any one site.
- ☐ (8) Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired or disposed of will be retained for the same use.
- ☐ (9) Combination of the above activities.

If there are circumstances that require compliance with any of the Federal laws and authorities cited in 24 CFR §58.5 you must complete consultation or mitigation requirements, publish a Notice of Intent to Request Release of Funds and obtain Authority to Use Grant Funds per 24 CFR §58.70 and §58.71 before drawing down funds.

If there are no circumstances that require compliance with any of the Federal laws and authorities cited in 24 CFR §58.5 the project converts to Exempt per 24 CFR §58.34(a)(12); therefore, you do not have to submit a Request for Release of Funds and no further approval from the State is needed before drawing down funds. The recipient remains responsible for carrying out any applicable requirements under § 58.6 and the Environmental Review Record (ERR) must contain a well organized written record of the process and determinations made under this section.

I hereby certify that the activities selected above comprising CDBG-NR Program have been reviewed and determined to be categorically excluded per [24 CFR 58.35 \(a\)](#).

David H. Smith Mayor
Responsible Entity Certifying Official Name and Title (Please Print)

David H. Smith MAYOR
Responsible Entity Certifying Official Signature and Date

COMPLIANCE DOCUMENTATION CHECKLIST [\[24 CFR Part 58.6\]](#)

Responsible Entity Name: City of Asheboro
Project Name: CASPN Homes Rehabilitation
Grant Number: 22-C-4113 N.R.

The Environmental Review Record (ERR) must contain a well organized written record of the process and determinations made under this section.

The Flood Disaster Protection Act of 1973

1. Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area as designated on a current FEMA Flood Map?

☒ No - Source Documentation: Identify and attach the [FEMA flood map](#) used to make your finding.

☐ Yes - Continue to Question 2.

2. Is the community participating in the National Flood Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

☐ Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration is to be obtained as a condition of the approval of financial assistance to the property owner and must be in file.

☐ No - Federal assistance may not be used in the Special Flood Hazards Area unless the community is participating in the National Flood Insurance Program.

The Coastal Barrier Resources Act

1. Is the project located in a coastal barrier resource area?

☒ Not Applicable - Non-Coastal County (attach source documentation)

☐ No - Coastal counties must identify and attach the source documentation:

☐ Yes - **Federal assistance may not be used in such an area.**

Runway Clear Zones and Clear Zones

1. Is the project located within 3,000 feet from the end of the runway at a civil airport? Is the project located within 2.5 miles from the end a runway at a military airfield?

☒ No - Attach Source Documentation:

☐ Yes - Continue to Question 2.

2. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone or a Military Installation's Clear Zone?

☒ No - Attach Source Documentation: (Project complies with [24 CFR 51.303\[a\] \[3\]](#)).

☐ Yes - A disclosure statement must be **provided** to buyer and a copy of the signed disclosure must be maintained in this Environmental Review Record

In all cases involving HUD assistance, subsidy, or insurance for the purchase or sale of an existing property in a runway Clear Zone or Clear Zone, the responsible entity shall advise the buyer that the property is in a runway clear zone or clear zone, what the implications of such a location are, and that there is a possibility that the property may, at later date, be acquired by the airport. The buyer must sign a statement acknowledging receipt of this information.

David H. Smith Mayor
Responsible Entity Certifying Official Name and Title (Please Print)

June 10, 2022 MAYOR
Responsible Entity Certifying Official Signature and Date

CASPN Home Project

Project Description: The City of Asheboro, North Carolina, seeks a grant of \$950,000 from the North Carolina Department of Commerce, Rural Economic Development Division. This Community Development Block Grant – Neighborhood Revitalization grant will rejuvenate CASPN Homes, an essential housing community for seniors and disabled people with limited incomes. Since its establishment in 1998 as part of the Low-Income Housing Tax Credit (LIHTC) program with the North Carolina Housing Development Agency, CASPN Homes has provided quality, affordable housing to older adults of Asheboro. In February 2014, Wainman Homes, Inc., a 501(c)(3) nonprofit and an instrumentality of the Asheboro Housing Authority, exercised its buyout option and right of first refusal to purchase CASPN Homes from the original LIHTC developer. The property is currently owned by Wainman Homes and managed by the Asheboro Housing Authority, which has provided quality, affordable housing to older adults of Asheboro. In February 2014, Wainman Homes, Inc., a 501c3 nonprofit and

Over the past 25 years, CASPN Homes has consistently maintained nearly 100% occupancy, a testament to its role as a vital resource in the community. However, time has brought the complex to a juncture where renovation is necessary. This funding would enable us to undertake significant upgrades, including modernizing mechanical systems vital for residents' comfort and safety.

Investing in CASPN Homes will ensure that our valued elderly citizens continue to live in a community that meets their needs and allows them to thrive. The improvements will not only enhance the quality of life for current residents but also secure the facility's future for years, sustaining its mission of providing affordable, safe, energy-efficient, and comfortable housing for our senior population.

Partners: The City of Asheboro is the lead agency in the CASPN Homes rehabilitation project, applying for the grant, and is poised to oversee the project's financial integrity once funds are awarded. As the grant applicant, the City's commitment to financial stewardship is crucial for the project's accountability and effectiveness.

The Piedmont Regional Council of Government brings its expertise as the Community Development Block Grant manager. This role is central to navigating the grant's requirements and ensuring the redevelopment aligns with community development objectives.

On the construction front, Stogner Architecture, alongside the Asheboro Housing Authority, will lead the construction management efforts. This partnership promises to blend architectural innovation with practical, lived experience in housing management. The Asheboro Housing Authority will continue its pivotal role in the complex's daily management and operations post-rehabilitation.

Together, these partners form a robust coalition, each entity strategically breathing new life into CASPN Homes. This ensures that the complex serves its current residents and is a beacon of affordable and sustainable living for future generations in Asheboro.

Project Cost: The comprehensive rehabilitation and system upgrades for CASPN Homes are budgeted at \$1,079,342.00. We are poised to finance most of this project with an \$855,000.00 loan from the Community Development Block Grant - Neighborhood Revitalization (CDBG-NR) program. The balance, amounting to \$224,342, will be funded through the reserves of CASPN Homes and/or Wainman Homes, Inc.

This financial strategy showcases prudent fiscal planning, ensuring that the essential upgrades and renovations will be completed without compromising the financial stability of CASPN Homes. By leveraging both the CDBG-NR loan and our reserved funds, we are committed to enhancing the living conditions for our residents while maintaining affordability and sustainability.

Uses		Sources	
Subtotal Interior	283,500	CDBG-NR Loan	855,000
Subtotal Exterior	476,600	Reserves	224,342
Sub Total Const.	760,100		
Contractor	109,780		
Architect	114,015		
Contingency	53,207		
Grand Total	1,079,342	Grand Total	1,079,342

CASPN Homes - Renovation Cost Estimates:

Work Item	Quantity	Notes	Cost	Subtotal
Interior Construction				
Painting Common Space	Lump Sum			\$15,000.00
Replace Toilets	50	W/Water Conserving Units	350.00	\$17,500.00
Replace Smoke Detectors	50		120.00	\$6,000.00
Replace Flooring	Lump Sum	Halls & Common Spaces		\$65,000.00
Dry Wall & Ceiling Repairs	Lump Sum			\$85,000.00
Plumbing	50	W/Water Conserving Units	700	\$35,000.00
Mechanical	Lump Sum			\$35,000.00
Electrical	Lump Sum			\$25,000.00
Subtotal Interior				\$283,500.00
Exterior				
Clean & Seal Wood Decks	50		1,200.00	\$60,000.00
Replace HVAC	44		6,400.00	\$281,600.00
Vinal Windows & Siding Repair	Lump Sum			\$75,000.00
Parking Lot and Driveway	Lump Sum	Asphalt Repair		\$50,000.00
Landscaping & Erosion Control	Lump Sum			\$10,000.00
Subtotal Exterior				\$760,100
Subtotal Construction Cost				\$706,100.00
General Contractor		20% Construction		\$152,020.00
Architecture		15% Construction		\$114,000.00
Const. Contingency Allowance		7% Construction		\$53,207.00
Grand Project Total				\$1,079,000.00

Cost Estimate Prepared by Stogner Architecture, P.A.



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



January 8, 2025

Subject: CASPN Homes Renovation

The City of Asheboro, in partnership with Wainman Homes, Inc., is considering the use of federal Community Development Block Grant Neighborhood Revitalization (CDBG-NR) resources administered through the U.S. Department of Housing and Urban Development (HUD) to undertake the following project (site map attached):

- Wainman Homes, Inc. plans to conduct necessary repairs on the existing CASPN Homes property located at 945 S. Church St. in Asheboro, North Carolina. CASPN Homes was built in 1998 and has continually served low-income seniors and disabled adults at the 51-unit property in Asheboro. To extend the life of the property and continue offering safe, high-quality, affordable housing, a series of substantial repairs and updates to capital elements are required. Wainman Homes, Inc. intends to complete the work with a combination of project reserves and a \$950,000 CDBG-NR grant awarded by the North Carolina Department of Commerce. All scheduled work will occur within or adjacent to the footprint of the existing buildings and will not significantly change the property's foundation.

An Environmental review must be completed before releasing funds for the planned public improvements to facilitate compliance with the National Environmental Policy Act of 1969 and HUD Regulations at 24 CFR Part 58. This letter is a formal request to determine what effect(s) the proposed activities may have on the environment and public services in the CASPN homes area.

If you have any questions or comments concerning the proposed activities, please mail a response to: City of Asheboro, Attn: Trevor Nuttall, Asst. City Manager, PO Box 1104, Asheboro NC 27204.

Sincerely,

A handwritten signature in black ink, appearing to read 'David H. Smith'.

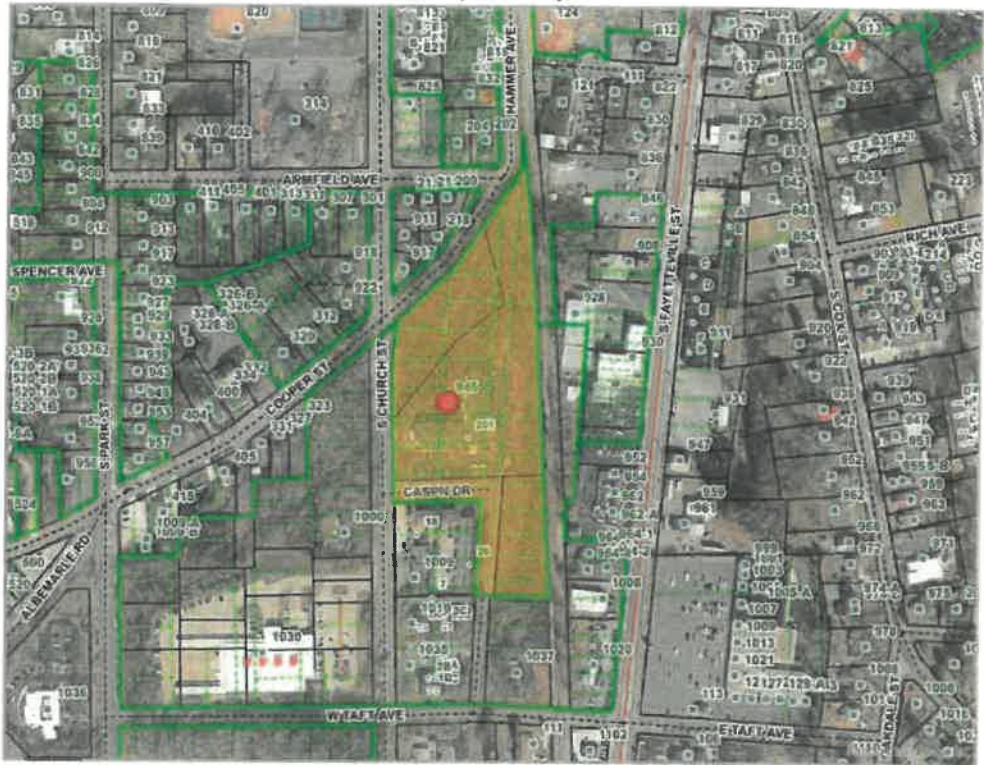
David H. Smith, Mayor

Site Map

8/19/24, 11:43 AM

Randolph County GIS

Randolph County, NC



STRUCT2_	630088	DATE_	12/20/2023
STRDR_ID	M630088	Complex Name	CASPN HOMES
House#	945	Complex Type	
Road Name	S CHURCH ST	Number of Units	
City State	ASHEBORO, NC	PTYPE	M
Zipcode	27203	OFFSET	0
NUM	945	PRE_DIR	S
EXT		STREET_NAM	CHURCH
EXP_IND		STREET_TYP	ST
TYPE		SUF_DIR	
ACTION_			



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 376 feet
8/19/2024

CASPN Home, 945 S. Church Street, Asheboro, NC



Front of the Building



Entrance of the Building



Back of the Building





January 17, 2025
2016

City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



Caitlin Rogers
Catawba Nation
Cultural Division Program Manager
Tribal Historic Preservation Office
1536 Tom Steven Road
Rock Hill, SC 29730

Subject: CASPN Homes Renovation

Ms. Rogers,

The Asheboro Housing Authority, in partnership with the City of Asheboro, is considering the use of federal Community Development Block Grant Neighborhood Revitalization (CDBG-NR) resources administered through the U.S. Department of Housing and Urban Development (HUD) to undertake the following project (site map attached):

- Wainman Homes, Inc., in partnership with the Asheboro Housing Authority, plans to conduct necessary repairs on the existing CASPN Homes property. The CASPN Homes was built in 1998 and has continually served low-income seniors and disabled adults at the 51-unit property in Asheboro. To extend the life of the property and continue offering safe, high-quality, affordable housing, a series of substantial repairs and upgrades to capital elements are required. Wainman Homes, Inc. intends to complete the work with a combination of project reserves and a \$950,000 CDBG-NR grant awarded by the North Carolina Department of Commerce. All scheduled work will occur within the envelope of the existing buildings and will not significantly change the property's foundation.

An Environmental review must be completed before releasing funds for the planned public improvements to facilitate compliance with the National Environmental Policy Act of 1969 and HUD Regulations at 24 CFR Part 58. This letter is a formal request to determine what effect(s) the proposed activities may have on the environment and public services in the CASPN homes area.

If you have any questions or comments concerning the proposed activities, please mail a response to the City of Asheboro, Attn: City Manager's Office, at 146 N. Church Street Asheboro, NC 27203, or contact me directly at tnuttall@ci.asheboro.nc.us.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Nuttall", written over a horizontal line.

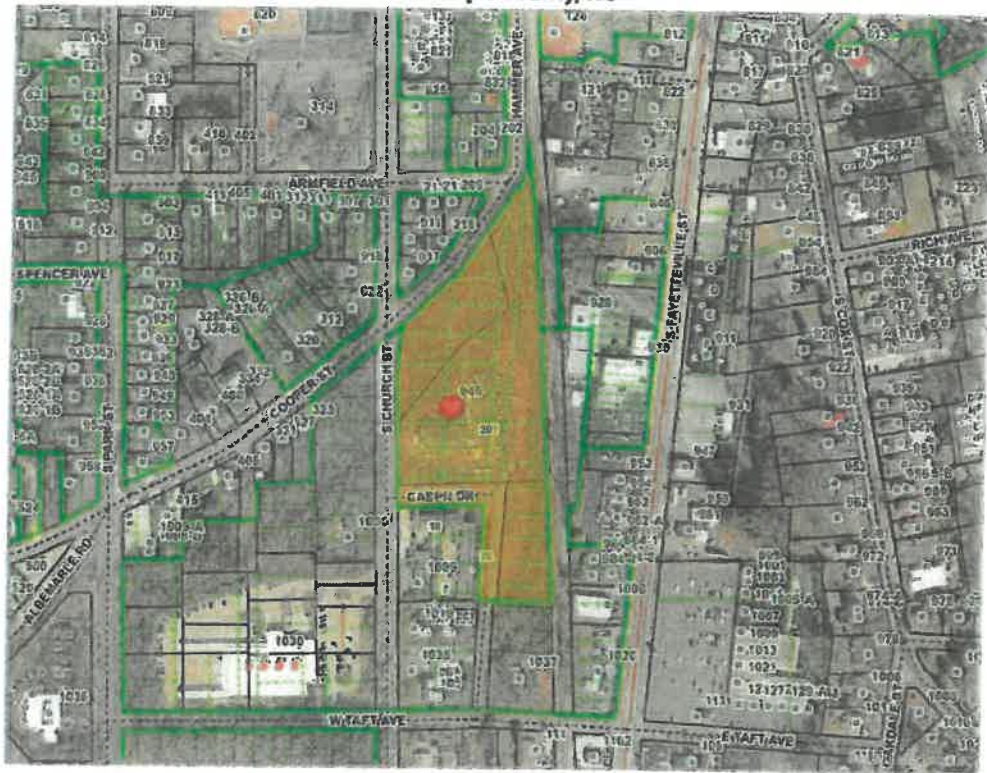
Trevor L. Nuttall, Asst. City Manager

Site Map

8/19/24, 11:43 AM

Randolph County GIS

Randolph County, NC



STRUCT2_	630088	DATE_	12/20/2023
STRDR_ID	M630088	Complex Name	CASPN HOMES
House#	945	Complex Type	
Road Name	S CHURCH ST	Number of Units	
City State	ASHEBORO, NC	PTYPE	M
Zipcode	27203	OFFSET	0
NUM	945	PRE_DIR	S
EXT		STREET_NAM	CHURCH
EXP_IND		STREET_TYP	ST
TYPE		SUF_DIR	
ACTION_			



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 376 feet
8/19/2024

Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 1:28 PM
To: state.clearinghouse@doa.nc.gov
Subject: Environmental Assessment Request for Comments Attached
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon: Please find attached a request for comments for a proposed multi-family rehabilitation project in Asheboro, North Carolina. A request previously was submitted for the same project by the Piedmont Triad Regional Council on behalf of the City of Asheboro but city officials have been directed by to re-invite comments through a new request originating directly from the City of Asheboro

Description: Project is intended to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
146 N. Church St.
Asheboro, NC 27203
PH: (336) 626-1201 ext. 2323
<http://www.asheboronc.gov>



Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Trevor Nuttall

From: State Clearinghouse <State.Clearinghouse@doa.nc.gov>
Sent: Friday, January 17, 2025 5:53 PM
To: Trevor Nuttall
Subject: RE: [External Sender] [External] Environmental Assessment Request for Comments Attached

The N.C. State Environmental Review Clearinghouse received the request for review of the **proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC**. This project has been assigned State Clearinghouse **#25-E-0000-0134** and **this number should be used in all inquiries or correspondence with this office.**

The document(s) has been forwarded to various governmental organizations for review and comment. In addition, notification of the availability of the document will appear on the North Carolina Environmental Bulletin at [Environmental Bulletin - State Clearinghouse \(nc.gov\)](#).

The review of this project should be completed on **February 18, 2025**. After the review has concluded, the comments and signoff letter will be emailed to the email address used for the message.

Should you have any questions, please email State.Clearinghouse@doa.nc.gov

Thank you,



Kadisha Molyneaux (She/Her)
Administrative Specialist
Office of the Secretary

984-236-0000 (O)
984-236-0023 (D)
kadisha.molyneaux@doa.nc.gov
[Albemarle Building Room Request](#)

NC State Environmental Review Clearinghouse
state.clearinghouse@doa.nc.gov

325 N. Salisbury St., Raleigh, NC 27603
1301 Mail Service Center, Raleigh, NC 27699-1301
ncadmin.nc.gov
[Rate Our Customer Service](#)



Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Randolph County Public Health

ASHEBORO, NORTH CAROLINA 27205-7368

Ira McDowell Governmental Center

2222-B South Fayetteville Street



Telephone (336) 318-6200

Fax (336) 318-6234

Health Services Certification

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed No. of Units: 51 existing / 51 total renovations
Address: 945 South Church Street
Asheboro, NC 27203

Closest street intersection or landmark: South Church Street/CASPN Drive

Adequate and appropriate Health Services are ☒ are not ☐ available for this project
Furthermore, available Health Services will ☐ will not ☒ be adversely affected
by this project.

Health Service/Provider organizations that may serve the project are: Randolph County
Public Health, Randolph Health (hospital), and various other medical providers are available
in Asheboro.

Additional Comments/Conditions/Concerns _____

1/21/2025

Date

Tara G. Aker

(Officials Signature)

Tara G. Aker

(Officials Name – Print or Type)

Local Health Director

(Official's Title)

Randolph County Public Health

(Department Name)



Asheboro Police Department

205 E. Academy Street
Asheboro, North Carolina 27203



Robert L. Brown, Jr.
CHIEF OF POLICE

Telephone
(336) 626-1300

POLICE PROTECTION CERTIFICATION

Project Name: CASPN Homes Renovation/Rehabilitation

Proposed No. of Units: 51 existing / 51 total following renovations

Address: 945 South Church Street Asheboro, NC 27203

Closest street intersection or landmark: South Church Street / CASPN Drive

Police Protection is available and adequate for the project as the average response time to the area of South Church Street and CASPN Drive is approximately 4:27 minutes which falls within the average community response time of 4:57 minutes. Furthermore, available police protection will not be adversely affected by the project.

Additional Comments/Conditions/Concerns: None

Date: 21 January 2025

Officials Signature: _____

Official Name – Print or Type: R.L. Brown, Jr.

Official's Title: Chief of Police

Department Name: Asheboro Police Department

Honor, Integrity, Service



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



ZONING CERTIFICATION

Project Name: CASPN Homes Renovations/Rehabilitation

Proposed No. of Units: 51 existing | 51 total following renovations

Address: 945 S. Church Street; Asheboro, NC 27203

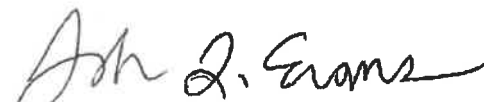
Closest street intersection or landmark: S. Church Street / CASPN Drive

The above project site is zoned OA6 and RA6 and permits ☒ or does not permit ☐ the proposed use; or, zoning is not present, and the proposed use has ☒ has not ☐ been approved for the site.

Additional Comments/Conditions/Concerns Property's zoning is also designated as Tier 3 (Commercial and Employment Center) of the Center City Planning Area.

01/17/2025

Date


(Officials Signature)

John L. Evans

(Officials Name – Print or Type)

Community Development Director

(Official's Title)

Community Development Division

(Department Name)



Randolph County

DEPARTMENT OF EMERGENCY SERVICES

760 New Century Drive
Asheboro, NC 27205

Ph: 336-318-6911
Fax: 336-318-6951

www.randolphcountync.gov



Office of the Chief

EMERGENCY MEDICAL SERVICE CERTIFICATION

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed No. of Units: 51 existing | 51 total following renovations
Address: 945 S. Church St.
Asheboro, NC 27203

Closest street intersection or landmark: S. Church Street/CASPN Drive

Emergency Medical Service is available and adequate ☒ Yes for the project as the average response time of 5 minutes falls within the average community response time of 7 minutes; or adequate Emergency Medical Service is not available ☐ for the project. Furthermore, available Emergency Medical Service will ☒ will not ☐ be adversely affected by the project.

Additional Comments/Conditions/Concerns There are four ambulances assigned daily within the city limits of Asheboro.

01/17/2025

Date

(Officials Signature)

Donovan Davis

(Officials Name – Print or Type)

Emergency Services Chief

(Official's Title)

Randolph County Emergency Services

(Department Name)

On-Duty EMS Lieutenant 318-6922 :: EMS Captain 318-6945 :: On-Duty 9-1-1 Lieutenant 318-6924 :: 9-1-1 Captain 318-6891
Deputy Chief 318-6913 :: EMS Major 318-6921 :: 9-1-1 Major 318-6942 :: Fire Marshal 318-6914
:: Emergency Management Major 318-6913 :: Technical Services Major 318-6912

PUBLIC WATER CERTIFICATION

Project Name: CASPN Homes Reno/Rehab
Proposed No. of Units: 51
Address: 995 S Church St
Asheboro

Closest street intersection or landmark: S Church St / CASPN Dr

Public Water is available and adequate ☒ or is not available ☐ to serve the above project. The closest tap is a 12 inch line located about 0 feet off-site.
Location of line: On Property

Additional Comments/Conditions/Concerns Site is currently served with 1 1/2" water meter connection

1/24/2025
Date

Michael D. Rhoney
(Officials Signature)

Michael D. Rhoney
(Officials Name - Print or Type)

Water Resources Director
(Official's Title)

Water Resources
(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

PUBLIC SEWER CERTIFICATION

Project Name: CASPN Homes Reno/Rehab
Proposed No. of Units: 51
Address: 945 S Church St
Asheboro
Closest street intersection or landmark: S Church St / CASPN Dr

Public Sewer is available and adequate ☒ or is not available ☐ to serve the above project. The closest tap is a 8 inch line located about 0 feet off-site. This line is approximately 7 feet deep. This will be a gravity flow system ☒ ; a lift station will be required ☐ or will not be required ☐
Location of line: On Property

Additional Comments/Conditions/Concerns The site is currently
served with a 6" PVC connection

1/29/2025
Date

Michael D. Phoney
(Officials Signature)

Michael D. Phoney
(Officials Name – Print or Type)

Water Resources Director
(Official's Title)

Water Resources
(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

JOSH STEIN
Governor
D. REID WILSON
Secretary



To: Kadisha Molyneaux
State Clearinghouse
NC Department of Administration

From: Lyn Biles
Division of Environmental Assistance and Customer Service
NC Department of Environmental Quality

Re: 25-0134
Scoping—The proposed project is to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. This includes renovating the 50-unit elderly housing facility, focusing on energy efficiency and necessary updates without displacing current residents.
Randolph County

Date: February 18, 2025

The Department of Environmental Quality has reviewed the proposal for the referenced project. Several of our agencies have identified potential permits that may be required and have provided recommendations to help minimize negative impacts in and around the project site.

I have attached the comments for the applicant's consideration.

Thank you for the opportunity to respond.

Attachments



North Carolina Department of Environmental Quality
217 West Jones Street | 1601 Mail Service Center | Raleigh, North Carolina 27699-1601
919.707.8661



Josh Stein
Governor

Gabriel J. Esparza
Secretary

February 19, 2025

Trevor L. Nuttall
The City of Asheboro
c/o Assistant City Manager
146 N. Church St.
KERNERSVILLE, NC 27284-

Re: SCH File # 25-E-0000-0134 Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and

Dear Trevor L. Nuttall:

The above referenced environmental impact information has been submitted to the State Clearinghouse under the provisions of the National Environmental Policy Act. According to G.S. 113A-10, when a state agency is required to prepare an environmental document under the provisions of federal law, the environmental document meets the provisions of the State Environmental Policy Act.

Attached to this letter are comments made by the agencies in the review of this document. If any further environmental review documents are prepared for this project, they should be forwarded to this office for intergovernmental review.

If you have any questions, please do not hesitate to contact me at (984) 236-0000.

Sincerely,

KADISHA MOLYNEAUX
State Environmental Review Clearinghouse

Attachments

Mailing
1301 Mail Service Center | Raleigh, NC 27699-1301



ncadmin.nc.gov

Location
325 N. Salisbury St. | Raleigh, NC 27603
984-236-0000

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

LYN BILES

CLEARINGHOUSE COORDINATOR

DEPT OF ENVIRONMENTAL QUALITY

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php

As a result of this review the following is submitted:

☐ No Comment

☐ Comments Below

☒ Documents Attached

Reviewed By: LYN BILES

Date: 2/18/2025

JOSH STEIN
Governor

D. REID WILSON
Secretary

MICHAEL SCOTT
Director



NORTH CAROLINA
Environmental Quality

DATE: January 22, 2025

TO: Michael Scott, Division Director through Sharon Brinkley

FROM: Charles Gerstell, Solid Waste Section Field Operations Branch

RE: NEPA Project 25-0134, Randolph County, NC
City of Asheboro/CDBG- NR – CASPN Homes Renovation Project

The Solid Waste Section has reviewed the scoping request for the proposed CASPN Homes Renovation project to rehabilitate and preserve the existing CASPN Homes property located at 945 South Church Street in Asheboro, Randolph County, North Carolina. This project was previously reviewed under a separate submittal. The review has been completed and has found no adverse impact on the surrounding community and likewise knows of no situations in the community, which would affect this project from a non-hazardous solid waste perspective.

During the project, every feasible effort should be made to minimize the generation of waste, to recycle materials for which viable markets exist, and to use recycled products and materials in the development of this project where suitable. Any waste generated by this project that cannot be beneficially reused or recycled must be disposed of at a solid waste management facility approved to manage the respective waste type. The Section strongly recommends that any contractors are required to provide proof of proper disposal for all waste generated as part of the project. A list of permitted solid waste management facilities is available on the Solid Waste Section portal site at: [Solid Waste Facility List](#).

Please contact Chuck Kirchner, Environmental Senior Specialist, for any questions regarding solid waste management for this project. Mr. Kirchner can be reached at (336) 776-9633 or by email at chuck.kirchner@deq.nc.gov.

Ec: Chuck Kirchner, Environmental Senior Specialist



North Carolina Department of Environmental Quality | Division of Waste Management
Mooresville Regional Office | 610 East Center Avenue, Suite 301 | Mooresville, North Carolina 28115
704.235.2100

JOSH STEIN
Governor
D. REID WILSON
Secretary
MICHAEL SCOTT
Director



NORTH CAROLINA
Environmental Quality

Date: January 23, 2025

To: Michael Scott, Director
Division of Waste Management

Through: Janet Macdonald
Inactive Hazardous Sites Branch

From: Katie C Tatum
Inactive Hazardous Sites Branch

Subject: NEPA Project # 25-0134 City of Asheboro/CDBG-NR, Randolph County, North Carolina

The Superfund Section has reviewed the proximity of sites under its jurisdiction to the City of Asheboro/CDBG-NR project. Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Three (3) Superfund Section sites and one (1) Brownfields Program Sites were identified within one mile of the project as shown on the attached report. The Superfund Section recommends that site files be reviewed to ensure that appropriate precautions are incorporated into any construction activities that encounter potentially contaminated soil or groundwater. Superfund Section files can be viewed at: <http://deq.nc.gov/waste-management-laserfiche>.

Please contact Janet Macdonald at 919.707.8349 if you have any questions concerning the Superfund Section review portion of this SEPA/NEPA inquiry.



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200



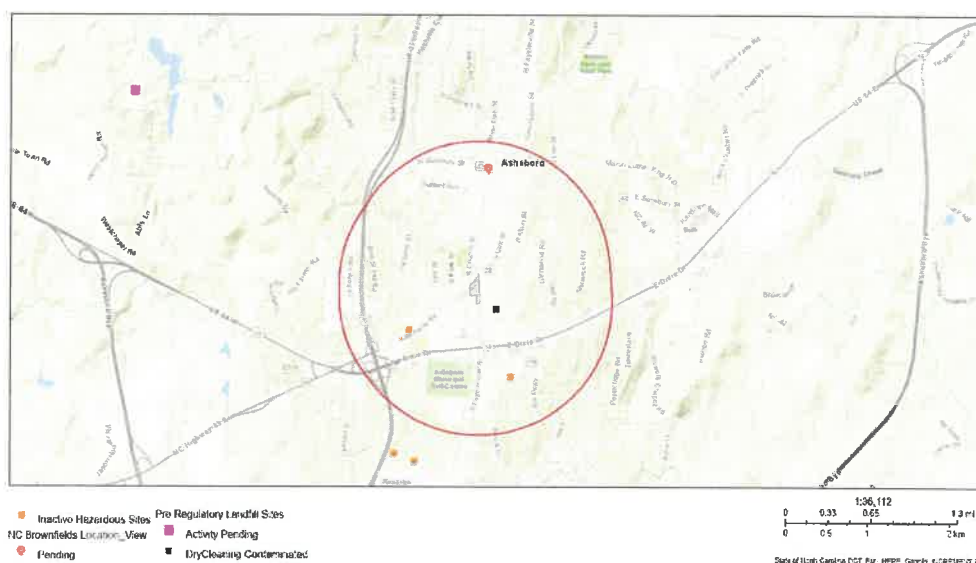
Superfund & Brownfield Sites SEPA/NEPA Review Report

Area of Interest (AOI) Information

Area : 2,349.56 acres

Jan 23 2025 13:27:13 Eastern Standard Time

Randolph County NEPA project 25-0134



1/23/25, 1:27 PM

about:blank

Superfund and Brownfield Sites
Randolph County NEPA project 25-0134

Summary

Name	Count	Area(acres)	Length(mi)
Certified DSCA Sites	1	N/A	N/A
Federal Remediation Branch Sites	0	N/A	N/A
Inactive Hazardous Sites	2	N/A	N/A
Pre-Regulatory Landfill Sites	0	N/A	N/A
Brownfields Program Sites	1	N/A	N/A

Certified DSCA Sites

#	Site_ID	Site_Name	Count
1	DC760001	Kizer's Automatic Self Service Laundry	1

Inactive Hazardous Sites

#	EPAID	SITENAME	Count
1	NCD003216462	UNION CARBIDE CORP/EVEREADY BATTERY	1
2	NCD051739209	HARRELSON RUBBER COMPANY	1

Brownfields Program Sites

#	BF_ID	BF_Name	Count
1	2802924076	Acme McCrary Mill	1

about:blank

State of North Carolina Department of Environmental Quality
INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: WSRO
Project Number: 25-0134 Due Date: 2/14/2025
County: Randolph

After review of this project, it has been determined that the DEQ permit(s) and/or approvals indicated may need to be obtained for this project to comply with North Carolina Law. Questions regarding these permits should be addressed to the Regional Office indicated on the reverse of the form. All applications, information and guidelines relative to these plans and permits are available from the same Regional Office.

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (Statutory time limit)
☐	Permit to construct & operate wastewater treatment facilities, non-standard sewer system extensions & sewer systems that do not discharge into state surface waters.	Application 90 days before begins construction or award of construction contracts. On-site inspection may be required. Post-application technical conference usual.	30 days (90 days)
☐	Permit to construct & operate, sewer extensions involving gravity sewers, pump stations and force mains discharging into a sewer collection system	Fast-Track Permitting program consists of the submittal of an application and an engineer's certification that the project meets all applicable State rules and Division Minimum Design Criteria.	30 days (N/A)
☐	NPDES - permit to discharge into surface water and/or permit to operate and construct wastewater facilities discharging into state surface waters.	Application 180 days before begins activity. On-site inspection. Pre-application conference usual. Additionally, obtain permit to construct wastewater treatment facility granted after NPDES. Reply time, 30 days after receipt of plans or issue of NPDES permit-whichever is later.	90-120 days (N/A)
☐	Water Use Permit	Pre-application technical conference usually necessary.	30 days (N/A)
☐	Well Construction Permit	Complete application must be received, and permit issued prior to the installation of a groundwater monitoring well located on property not owned by the applicant, and for a large capacity (>100,000 gallons per day) water supply well.	7 days (15 days)
☐	Dredge and Fill Permit	Application copy must be served on each adjacent riparian property owner. On-site inspection. Pre-application conference usual. Filling may require Easement to Fill from N.C. Department of Administration and Federal Dredge and Fill Permit.	55 days (90 days)
☐	Permit to construct & operate Air Pollution Abatement facilities and/or Emission Sources as per 15 A NCAC (2Q.0100 thru 2Q.0300)	Application must be submitted, and permit received prior to construction and operation of the source. If a permit is required in an area without local zoning, then there are additional requirements and timelines (2Q.0113).	90 days
☐	Any open burning associated with subject proposal must be in compliance with 15 A NCAC 2D.1900	N/A	60 days (90 days)
☐	Demolition or renovations of structures containing asbestos material must be in compliance with 15 A NCAC 20.1110 (a) (1) which requires notification and removal prior to demolition. Contact Asbestos Control Group 919-707-5950	Please Note - The Health Hazards Control Unit (HHCU) of the N.C. Department of Health and Human Services, must be notified of plans to demolish a building, including residences for commercial or industrial expansion, even if no asbestos is present in the building.	60 days (90 days)
☒	The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. An erosion & sedimentation control plan will be required if one or more acres are to be disturbed. Plan must be filed with and approved by applicable Regional Office (Land Quality Section) at least 30 days before beginning activity. A NPDES Construction Stormwater permit (NCG010000) is also usually issued should design features meet minimum requirements. A fee of \$100 for the first acre or any part of an acre. An express review option is available with additional fees.		20 days (30 days)
☐	Sedimentation and erosion control must be addressed in accordance with NCDOT's approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		(30 days)
☐	Sedimentation and erosion control must be addressed in accordance with _____ Local Government's approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		Based on Local Program
☐	Compliance with 15A NCAC 04B .0125 – Buffers Zones for Trout Waters shall have an undisturbed buffer zone 25 feet wide or of sufficient width to confine visible siltation within the twenty-five percent (25%) of the buffer zone nearest the land-disturbing activity, whichever is greater.		
☒	Compliance with 15A NCAC 2H .0126 - NPDES Stormwater Program which regulates three types of activities: Industrial, Municipal Separate Storm Sewer System & Construction activities that disturb ≥1 acre.		30-60 days (90 days)
☐	Compliance with 15A NCAC 2H 1000 -State Stormwater Permitting Programs regulate site development and post-construction stormwater runoff control. Areas subject to these permit programs include all 20 coastal counties, and various other counties and watersheds throughout the state.		45 days (90 days)

State of North Carolina Department of Environmental Quality
INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: WSRO
Project Number: 25-0134 Due Date: 2/14/2025
County: Randolph

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (Statutory time limit)
☐	Mining Permit	On-site inspection usual. Surety bond filed with DEQ Bond amount varies with type mine and number of acres of affected land. Affected area greater than one acre must be permitted. The appropriate bond must be received before the permit can be issued.	30 days (60 days)
☐	Dam Safety Permit	If permit required, application 60 days before begin construction. Applicant must hire N.C. qualified engineer to prepare plans, inspect construction, and certify construction is according to DEQ approved plans. May also require a permit under mosquito control program. And a 404 permit from Corps of Engineers. An inspection of site is necessary to verify Hazard Classification. A minimum fee of \$200.00 must accompany the application. An additional processing fee based on a percentage, or the total project cost will be required upon completion.	30 days (60 days)
☐	Oil Refining Facilities	N/A	90-120 days (N/A)
☐	Permit to drill exploratory oil or gas well	File surety bond of \$5,000 with DEQ running to State of NC conditional that any well opened by drill operator shall, upon abandonment, be plugged according to DEQ rules and regulations.	10 days N/A
☐	Geophysical Exploration Permit	Application filed with DEQ at least 10 days prior to issue of permit. Application by letter. No standard application forms.	10 days N/A
☐	State Lakes Construction Permit	Application fee based on structure size is charged. Must include descriptions & drawings of structure & proof of ownership of riparian property	15-20 days N/A
☐	401 Water Quality Certification	Compliance with the T15A 02H .0500 Certifications are required whenever construction or operation of facilities will result in a discharge into navigable water as described in 33 CFR part 323.	60 days (130 days)
☐	Compliance with Catawba, Goose Creek, Jordan Lake, Randleman, Tar Pamlico or Neuse Riparian Buffer Rules is required. Buffer requirements: http://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-riparian-buffer-protection-program		
☐	Nutrient Offset: Loading requirements for nitrogen and phosphorus in the Neuse and Tar-Pamlico River basins, and in the Jordan and Falls Lake watersheds, as part of the nutrient-management strategies in these areas. DWR nutrient offset information: http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information		
☐	CAMA Permit for MAJOR development	\$250.00 - \$475.00 fee must accompany application	75 days (150 days)
☐	CAMA Permit for MINOR development	\$100.00 fee must accompany application	22 days (25 days)
☐	Abandonment of any wells, if required must be in accordance with Title 15A. Subchapter 2C.0100.		
☒	Notification of the proper regional office is requested if "orphan" underground storage tanks (USTS) are discovered during any excavation operation.		
☒	Plans and specifications for the construction, expansion, or alteration of a public water system must be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C .0300 et. seq., Plans and specifications should be submitted to 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. All public water supply systems must comply with state and federal drinking water monitoring requirements. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
☒	If existing water lines will be relocated during the construction, plans for the water line relocation must be submitted to the Division of Water Resources/Public Water Supply Section at 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
☐	Plans and specifications for the construction, expansion, or alteration of the _____ water system must be approved through the _____ delegated plan approval authority. Please contact them at _____ for further information.		

State of North Carolina Department of Environmental Quality
INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: WSRO
Project Number: 25-0134 Due Date: 2/14/2025
County: Randolph

Other Comments (attach additional pages as necessary, being certain to comment authority)

Division	Initials	No comment	Comments	Date Review
DAQ	DMM	☒		1/21/2025
DWR-WQROS (Aquifer & Surface)	RDC &	☒	&	2/5/2025
DWR-PWS	BMK	☐	See above.	1/21/2025
DEMLR (LQ & SW)	ES	☐	See above.	2/11/2025
DWM – UST	LE	☐	See above.	1/24/2025
Other Comments		☐		/ /

REGIONAL OFFICES

Questions regarding these permits should be addressed to the Regional Office marked below.

- | | | |
|---|--|--|
| ☐ Asheville Regional Office
2090 U.S. 70 Highway
Swannanoa, NC 28778-8211
Phone: 828-296-4500
Fax: 828-299-7043 | ☐ Fayetteville Regional Office
225 Green Street, Suite 714,
Fayetteville, NC 28301-5043
Phone: 910-433-3300
Fax: 910-486-0707 | ☐ Mooresville Regional Office
610 East Center Avenue, Suite 301,
Mooresville, NC 28115
Phone: 704-663-1699
Fax: 704-663-6040 |
| ☐ Raleigh Regional Office
3800 Barrett Drive,
Raleigh, NC 27609
Phone: 919-791-4200
Fax: 919-571-4718 | ☐ Washington Regional Office
943 Washington Square Mall,
Washington, NC 27889
Phone: 252-946-6481
Fax: 252-975-3716 | ☐ Wilmington Regional Office
127 Cardinal Drive Ext.,
Wilmington, NC 28405
Phone: 910-796-7215
Fax: 910-350-2004 |
| | ☒ Winston-Salem Regional Office
450 Hanes Mill Road, Suite 300,
Winston-Salem, NC 27105
Phone: 336-776-9800
Fax: 336-776-9797 | |

Department of Environmental Quality Project Review

Project Number: 25-0134

County: Randolph

Date Received: 1-17-2025

Due Date: 2-14-2025

Project Description:

Scoping - Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents. Link to the project website: https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php

This Project is being reviewed as indicated below:

Regional Office	Regional Office Area	In-House Review	
☐ Asheville	☒ Air	☐ Air Quality	☐ Coastal Management
☐ Fayetteville	☒ DWR	☒ Waste Mgmt	☐ Marine Fisheries
☐ Mooresville	☒ DWR - Public Water	☒ Water Resources Mgmt (Public Water, Planning & Water Quality Program)	☐ CC & PS Div. of Emergency Mgmt
☐ Raleigh	☒ DEMLR (LQ & SW)	☐ DWR-Transportation Unit	☐ DMF-Shellfish Sanitation
☐ Washington	☒ DWM-FRO		☒ Wildlife <u>Olivia</u>
☐ Wilmington			☐ Wildlife/DOT
☒ Winston Salem			

Manager Sign-Off/Region:

Date:

2/14/25

In-House Reviewer/Agency:

Melodi Deaver Hazardous Waste

Response (check all applicable)

☐ No objection to project as proposed.

☐ Insufficient information to complete review

☒ No Comment

☐ Other (specify or attach comments)

Department of Environmental Quality Project Review

Project Number: 25-0134

County: Randolph

Date Received: 1-17-2025

Due Date: 2-14-2025

Project Description:

Scoping - Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents. Link to the project website: https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php

This Project is being reviewed as indicated below:

Regional Office	Regional Office Area	In-House Review	
☐ Asheville	☒ Air	☐ Air Quality	☐ Coastal Management
☐ Fayetteville	☒ DWR	☒ Waste Mgmt	☐ Marine Fisheries
☐ Mooresville	☒ DWR - Public Water	☒ Water Resources Mgmt (Public Water, Planning & Water Quality Program)	☐ CC & PS Div. of Emergency Mgmt
☐ Raleigh	☒ DEMLR (LQ & SW)	☐ DWR-Transportation Unit	☐ DMF-Shellfish Sanitation
☐ Washington	☒ DWM-FRO		☒ Wildlife <u>Olivia</u>
☐ Wilmington			☐ Wildlife/DOT
☒ Winston Salem			

Manager Sign-Off/Region:	Date: 1/31/2025	In-House Reviewer/Agency: DWR/WRM David Wainwright
--------------------------	--------------------	---

Response (check all applicable)

☐ No objection to project as proposed.

☒ No Comment

☐ Insufficient information to complete review

☐ Other (specify or attach comments)



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

February 13, 2025

MEMORANDUM

TO: Kadisha Molyneaux kadisha.molyneaux@doa.nc.gov
North Carolina State Clearinghouse
Department of Administration

FROM: Ramona M. Bartos, Deputy
State Historic Preservation Officer *RMB for Ramona M. Bartos*

SUBJECT: Rehabilitate CASPN Homes, 945 South Church Street, Asheboro, Randolph County,
25-E-0000-0031, 25-E-0000-0134, ER 24-2020

Thank you for your email of January 17, 2025, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

ccs: Lin Whipkey, Piedmont Triad Regional Council lwhipkey@ptrc.org
Trevor L. Nuttall, City of Asheboro tnuttall@ci.asheboro.nc.us

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

MATT REECE
CLEARINGHOUSE COORD REGION G
PIEDMONT TRIAD REGIONAL COUNCIL

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

[https://cms9.revize.](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

[com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

As a result of this review the following is submitted:

☒ No Comment

☐ Comments Below

☐ Documents Attached

Reviewed By: MATT REECE

Date: 1/21/2025

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

JINTAO WEN
CLEARINGHOUSE COORDINATOR
DPS - DIV OF EMERGENCY MANAGEMENT

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

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[https://cms9.revize.](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

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As a result of this review the following is submitted:

☒ No Comment

☐ Comments Below

☐ Documents Attached

Reviewed By: JINTAO WEN

Date: 2/10/2025

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

DEVON BORGARDT
CLEARINGHOUSE COORDINATOR
DEPT OF NATURAL & CULTURAL
RESOURCE

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

[https://cms9.revize.](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

[com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

As a result of this review the following is submitted:

☐ No Comment

☐ Comments Below

☒ Documents Attached

Reviewed By: DEVON BORGARDT

Date: 2/13/2025

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

DEVON BORGARDT
CLEARINGHOUSE COORDINATOR
DEPT OF NATURAL & CULTURAL
RESOURCE

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

[https://cms9.revize.](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

[com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

As a result of this review the following is submitted:

☐ No Comment

☐ Comments Below

☒ Documents Attached

Reviewed By: DEVON BORGARDT

Date: 2/13/2025

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

JESSICA MOSLEY
CLEARINGHOUSE COORDINATOR
DEPT OF TRANSPORTATION

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php

As a result of this review the following is submitted:

☒ No Comment

☐ Comments Below

☐ Documents Attached

Reviewed By: JESSICA MOSLEY

Date: 1/27/2025

Control No.: 25-E-0000-0134

Date Received: 1/17/2025

County.: RANDOLPH

Agency Response: 2/18/2025

Review Closed: 2/18/2025

ALEX JONES
CLEARINGHOUSE COORDINATOR
DEPT OF AGRICULTURE

Project Information

Type: National Environmental Policy Act ping

Applicant: The City of Asheboro

Project Desc.: Proposed project to rehabilitate and preserve CASPN Homes at 945 S. Church Street, Asheboro, NC. Wainman Homes will lead the project in collaboration with the Asheboro Housing Authority. The project seeks to renovate an existing 50-unit elderly housing facility with a focus on energy efficiency and necessary updates without displacing current residents.

Link to project website:

[https://cms9.revize.](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

[com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php](https://cms9.revize.com/revize/asheboronc/government/departments/planning___zoning/caspn_homes_cdbg-nr_project.php)

As a result of this review the following is submitted:

☒ No Comment

☐ Comments Below

☐ Documents Attached

Reviewed By: ALEX JONES

Date: 2/6/2025

Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:15 PM
To: Justin Luck; John Evans; Brad Morton; Michael Rhoney; Michael Leonard; Spencer Patton; David Hutchins; Barry Hamilton; Jonathan Sermon; Eddie Cockman; Robbie Brown
Subject: Request for Required Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf
Importance: High

Everyone:

The city is working with the Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the info. that must be requested and I am requesting that you or your designee provide a response for your area of responsibility. You can either use the template below (you will need to scroll down) or respond to the inquiry using your own form. Some of you previously responded to a request for similar information but the city has been directed to re-invite comments for the project. I am attaching some general information pertaining to the request. Please return comments at your earliest convenience.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

KNOWN UNIQUE NATURAL FEATURE/AREA CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Known unique natural areas or features that may ☐ may not ☐ be affected by this project. Effects to the known unique features/areas are potentially beneficial ☐ adverse ☐

Known unique natural areas or features that may be affected by the project are: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

ZONING CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

The above project site is zoned _____ and permits ☐ or does not permit ☐ the proposed use; or, zoning is not present, and the proposed use has ☐ has not ☐ been approved for the site.

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

PUBLIC WATER CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Public Water is available and adequate ☐ or is not available ☐ to serve the above project. The closest tap is a _____ inch line located about _____ feet off-site.
Location of line: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

PUBLIC SEWER CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Public Sewer is available and adequate ☐ or is not available ☐ to serve the above project. The closest tap is a _____ inch line located about _____ feet off-site. This line is approximately _____ feet deep. This will be a gravity flow system ☐ ; a lift station will be required ☐ or will not be required ☐
Location of line: _____

Additional Comments/Conditions/Concerns _____

_____	_____
Date	(Officials Signature)

	(Officials Name – Print or Type)

	(Official's Title)

	(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

SOLID WASTE REMOVAL CERTIFICATION

Project Name: _____

Proposed No. of Units: _____

Address: _____

Closest street intersection or landmark: _____

Solid Waste disposal for the above project can be adequately handled by public ☐ or private collectors ☐ without adversely affecting landfill capacity, or Solid Waste disposal is limited ☐ due to the unavailability of collectors ☐ or adequate landfill capacity ☐.

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

RECREATIONAL SERVICES CERTIFICATION

Project Name: _____

Proposed No. of Units: _____

Address: _____

Closest street intersection or landmark: _____

Adequate and appropriate Recreational Services and Facilities are ☐ are not ☐ available
for this project. Furthermore, available Recreational Services and Facilities will ☐ will
not ☐ be adversely affected by this project.

Recreational facilities and organization that may serve the project are: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

FIRE PROTECTION CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Fire Protection is available and adequate ☐ for the project as the average response time of _____ minutes falls within the average community response time of _____ minutes; or adequate Fire Protection is not available ☐ for the project. Furthermore, available Fire Protection will ☐ will not ☐ be adversely affected by the project.

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:20 PM
To: Tawanna Williams
Subject: Request for Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon:

The city is working with the Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the information that must be requested, and I respectfully ask you that you provide a response at your earliest convenience. You can either use the template below or respond to the inquiry using your own form. I am attaching some general information pertaining to the project. Thank you in advance.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

PUBLIC TRANSPORTATION CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Public transportation is ☐ or is not available ☐ to serve the above project.
If available, Public transportation includes: bus ☐ train ☐ cab ☐ other ☐

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
146 N. Church St.
Asheboro, NC 27203
PH: (336) 626-1201 ext. 2323
<http://www.asheboronc.gov>



North Carolina
MAIN STREET
Community

Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:28 PM
To: donovan.davis@randolphcountync.gov
Subject: Request for Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon:

The city is working with the Asheboro Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the information that must be requested, and I respectfully ask you that you provide a response at your earliest convenience. You can either use the template below or respond to the inquiry using your own form. I am attaching some general information pertaining to the project. Thank you in advance.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

EMERGENCY MEDICAL SERVICE CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Emergency Medical Service is available and adequate ☐ for the project as the average response time of _____ minutes falls within the average community response time of _____ minutes; or adequate Emergency Medical Service is not available ☐ for the project. Furthermore, available Emergency Medical Service will ☐ will not ☐ be adversely affected by the project.

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

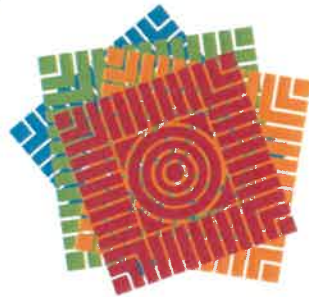
(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

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Assistant City Manager
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North Carolina
MAIN STREET
Community

Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:30 PM
To: sspivey@asheboro.k12.nc.us
Subject: Request for Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon:

The city is working with the Asheboro Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the information that must be requested, and I respectfully ask you that you provide a response at your earliest convenience. You can either use the template below or respond to the inquiry using your own form. I am attaching some general information pertaining to the project. Thank you in advance.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

PUBLIC EDUCATION CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

The above project, which is located in the _____ school district(s), will ☐ will not ☐ adversely affect the schools serving this project. Furthermore, schools located in this district ☐ are ☐ not ☐ considered high risk or poor performing schools per state or federal performance standards.

The schools that will serve project are: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
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Asheboro, NC 27203
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<http://www.asheboronc.gov>



North Carolina
MAIN STREET
Community

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Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:32 PM
To: DSSDirector@randolphcountync.gov
Subject: Request for Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon:

The city is working with the Asheboro Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the information that must be requested, and I respectfully ask you that you provide a response at your earliest convenience. You can either use the template below or respond to the inquiry using your own form. I am attaching some general information pertaining to the project. Thank you in advance.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

SOCIAL SERVICES CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Adequate and appropriate Social Services are ☐ are not ☐ available for this project
Furthermore, available Social Services will ☐ will not ☐ be adversely affected
by this project.

Social organizations that may serve the project are: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
146 N. Church St.
Asheboro, NC 27203
PH: (336) 626-1201 ext. 2323
<http://www.asheboronc.gov>



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Trevor Nuttall

From: Trevor Nuttall
Sent: Friday, January 17, 2025 3:36 PM
To: dana.crisco@randolphcountync.gov
Subject: Request for Public Health Comments for CASPN Homes Renovations
Attachments: CDBG_22C4113NR_Clearinghouse_Asheboro_25January.pdf

Good afternoon:

The city is working with the Asheboro Housing Authority on its plans to renovate CASPN Homes. Due to the type of federal funds being used, the city is required to obtain local agency comments. Below is the information that must be requested, and I respectfully ask you that you provide a response at your earliest convenience. You can either use the template below or respond to the inquiry using your own form. I am attaching some general information pertaining to the project. Thank you in advance.

Project Name: CASPN Homes Renovations/Rehabilitation
Proposed Number of Units: 51 existing | 51 total following renovations
Address: 945 S. Church Street
Closest street intersection: S. Church Street / CASPN Drive

HEALTH SERVICES CERTIFICATION

Project Name: _____
Proposed No. of Units: _____
Address: _____

Closest street intersection or landmark: _____

Adequate and appropriate Health Services are ☐ are not ☐ available for this project
Furthermore, available Health Services will ☐ will not ☐ be adversely affected
by this project.

Health Service/Provider organizations that may serve the project are: _____

Additional Comments/Conditions/Concerns _____

Date

(Officials Signature)

(Officials Name – Print or Type)

(Official's Title)

(Department Name)

Note: Copying official letterhead onto this certification is encouraged.

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
146 N. Church St.
Asheboro, NC 27203
PH: (336) 626-1201 ext. 2323
<http://www.asheboronc.gov>



North Carolina
MAIN STREET
Community

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Trevor Nuttall

From: Caitlin Rogers <Caitlin.Rogers@catawba.com>
Sent: Tuesday, February 25, 2025 1:57 PM
To: Trevor Nuttall
Subject: [External Sender] CASPM Homes Renovation
Attachments: 2025-1259-1.docx

Attached is the concurrence letter for your project.

Hawuh (Thank you),

Caitlin Rogers
Catawba Nation
Cultural Division Programs Manager
Tribal Historic Preservation Office
1536 Tom Steven Road
Rock Hill, SC 29730

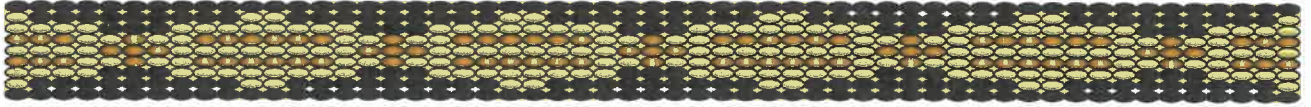
803-328-2427 ext. 226

Please Note: We CANNOT accept Section 106 forms via e-mail, unless requested. Please send us hard copies. Thank you for your understanding

This email may contain confidential information and is intended solely for the use of the individuals or entities identified as the specified recipient. If you are not the intended recipient, please notify the sender immediately and delete this email and any attachments from your system. Any unauthorized use, disclosure, or distribution of this email's content is strictly prohibited. Please be aware that this email has been logged for archival purposes and may be reviewed by parties at the Catawba Nation. The content of this message does not constitute an official representation of Catawba Nation.

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

Office 803-328-2427
Fax 803-328-5791



February 25, 2025

Attention: Trevor L. Nuttall
City of Asheboro
146 North Church Street
Asheboro, NC 27204-1106

Re. THPO #	TCNS #	Project Description
2025-1259-1		CASPN Homes Renovation

Dear Mr. Nuttall,

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 Rogers at 803-328-2427 ext. 226, or e-mail Caitlin.Rogers@catawba.com.

Sincerely,

Wenonah G. Haire
Tribal Historic Preservation Officer

Trevor Nuttall

From: Bowman, Kristie L. <Kristie.Bowman@nscorp.com>
Sent: Saturday, February 22, 2025 8:11 AM
To: Trevor Nuttall; ATL NOC Coordinators
Subject: RE: [External Sender] Request for information for Community Development Block Grant request

Good morning,

Below are the responses to your inquiry.

Train type: diesel
Average Speed: 10 mph
Engines per Train: 3 locomotives
Railcars per Train: 100 cars
Average Train Operations: 7 trains
Night Operations: 90%
Horns/Whistles: Horns
Track: Welded

Kristie Bowman
Network Operations Center Coordinator
470-463-1000

NORFOLK SOUTHERN
650 West Peachtree St. NW
Atlanta, GA 30308
kristie.bowman@nscorp.com



From: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Sent: Friday, February 21, 2025 4:35 PM
To: ATL NOC Coordinators <ATLNOCSID@nscorp.com>
Subject: [EXTERNAL] Request for information for Community Development Block Grant request

Good afternoon:

The City of Asheboro proposes to use federal Community Development Block Grant Neighborhood Revitalization (CDBG-NR) resources administered through the U.S. Department of Housing and Urban Development (HUD) to undertake a residential rehabilitation project. In order to obtain a release of funds, the city must assess noise in the vicinity of the property which is located at 945 S. Church St. Because Norfolk Southern operates a rail track 150 feet from the property (closest crossing is 722494R), part of that assessment dictates that I request the following/attached information:

Railroad #1 Track Identifier:

722494R

Rail # 1

Train Type

Electric ☐

Diesel ☐

Effective Distance

Average Train Speed

Engines per Train

Railway cars per Train

Average Train Operations (ATO)

Night Fraction of ATO

Railway whistles or horns?

Yes: ☐ No: ☐

Yes: ☐ No: ☐

Bolted Tracks?

Yes: ☐ No: ☐

Yes: ☐ No: ☐

Project Details:

Wainman Homes, Inc., in partnership with the Asheboro Housing Authority, plans to conduct necessary repairs on the existing CASPN Homes property. The CASPN Homes was built in 1998 and has continually served low-income seniors and disabled adults at the 51-unit property in Asheboro. To extend the life of the property and continue offering safe, high-quality, affordable housing, a series of substantial repairs and upgrades to capital elements are required. Wainman Homes, Inc. intends to complete the work with a combination of project reserves and a \$950,000 CDBG-NR grant awarded by the North Carolina Department of Commerce. All scheduled work will occur within the envelope of the existing buildings and will not significantly change the property's foundation. More details on the site and property are attached.

An Environmental review must be completed before releasing funds for the planned public improvements to facilitate compliance with the National Environmental Policy Act of 1969 and HUD Regulations at 24 CFR Part 58. This email is a formal request to determine what effect(s) the proposed activities may have on the environment and public services in the CASPN homes area.

Thank you in advance for providing the requested information. If you have any questions or if you wish to share other comments concerning the proposed activities, please contact me.

Trevor L. Nuttall
Assistant City Manager
City of Asheboro
146 N. Church St.
Asheboro, NC 27203

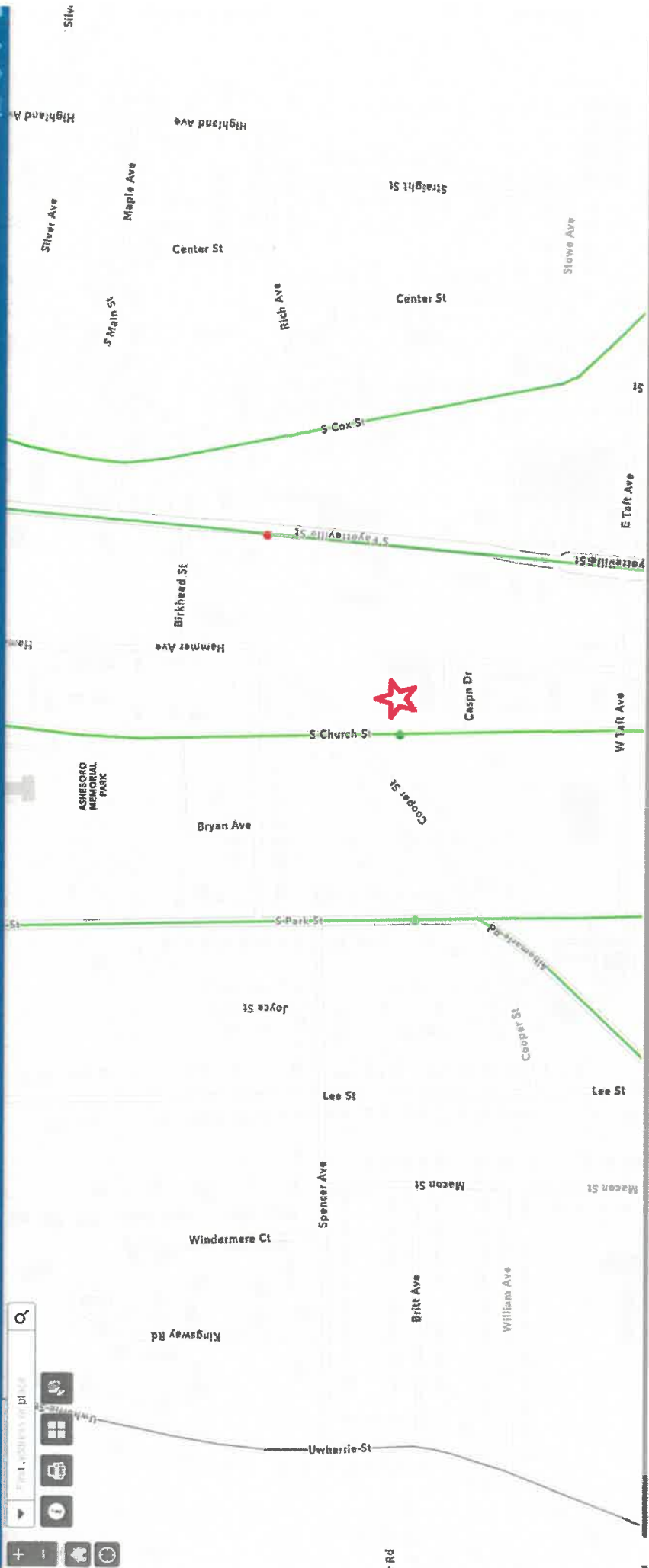
PH: (336) 626-1201 ext. 2323

<http://www.asheboronc.gov>



North Carolina
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Find address or place



(1 of 2)

NCDOT AADT Stations: 0760000656

LocationID 0760000656
COUNTY RANDOLPH
RTE_CLS Secondary Routes
ROUTE SR 1707 (S Church St)
LOCATION NORTH OF SR 1453 W Walker Ave
AADT_2002 4200
AADT_2003
AADT_2004 3400
AADT_2005
AADT_2006 3700
AADT_2007
AADT_2008 3300
AADT_2009
AADT_2010 3000
AADT_2011
AADT_2012 4800
AADT_2013
AADT_2014 5500
AADT_2015
AADT_2016
AADT_2017
AADT_2018 3700
AADT_2019
AADT_2020
AADT_2021
AADT_2022 3000
AADT_2023

[Zoom to](#)

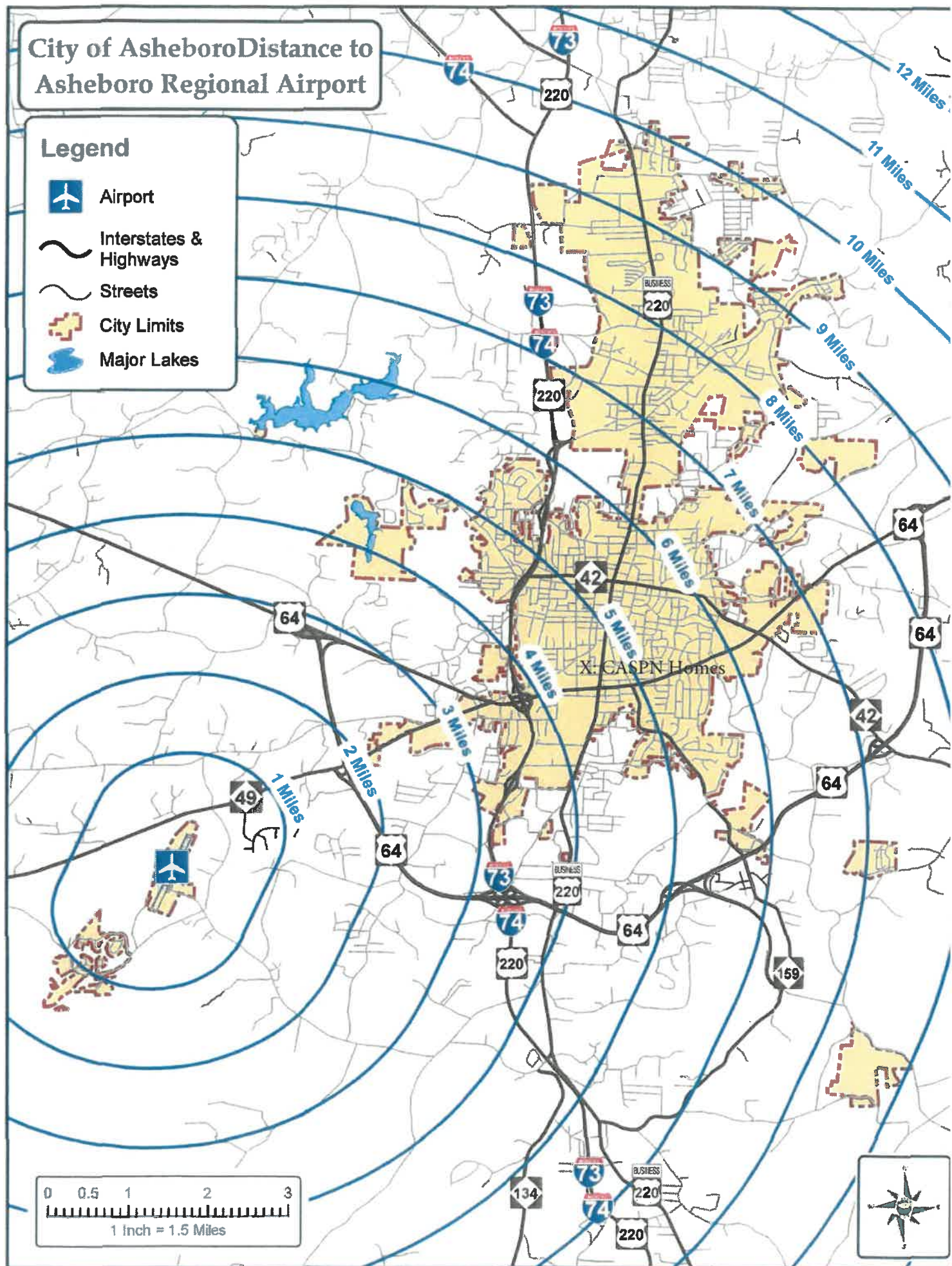
300ft

79.815 35.699 Degrees

City of AsheboroDistance to Asheboro Regional Airport

Legend

-  Airport
-  Interstates & Highways
-  Streets
-  City Limits
-  Major Lakes



[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [Day/Night Noise Level \(DNL\) Calculator](#)

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	1 (CASPN Homes)
Record Date	02/24/2025
User's Name	Trevor L. Nuttall

Road # 1 Name:	Church Street (10 year projection using AADT data)
----------------	--

Road #1

Vehicle Type	Cars ☒	Medium Trucks ☒	Heavy Trucks ☐
Effective Distance	47	47	
Distance to Stop Sign	600	600	
Average Speed	35	35	
Average Daily Trips (ADT)	3533	269	
Night Fraction of ADT	10	10	
Road Gradient (%)			
Vehicle DNL	59	58	0
Calculate Road #1 DNL	61	Reset	

Railroad #1 Track Identifier:	722494R
-------------------------------	---------

Rail # 1

Train Type	Electric ☐	Diesel ☒
Effective Distance		150
Average Train Speed		10
Engines per Train		3

Engines per Train		
Railway cars per Train	100	
Average Train Operations (ATO)	7	
Night Fraction of ATO	90	
Railway whistles or horns?	Yes: ☐ No: ☐	Yes: ☒ No: ☐
Bolted Tracks?	Yes: ☐ No: ☐	Yes: ☒ No: ☐
Train DNL	0	82
Calculate Rail #1 DNL	82	Reset
Add Road Source Add Rail Source		
Airport Noise Level	N/A	
Loud Impulse Sounds?	☐ Yes ☒ No	
Combined DNL for all Road and Rail sources	82	
Combined DNL including Airport	NaN	
Site DNL with Loud Impulse Sound		
Calculate Reset		

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer** (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

DATA DESCRIPTION

Defining Coastal Counties

Contact: ocm.enow@noaa.gov

Coastal County Aggregations

Many social science data sets are collected and commonly reported using political boundaries, especially counties. As a result, “coastal counties” has emerged as common and readily recognizable framework to describe the human dimension of the coast. NOAA references two different coastal county suites for reporting demographic and economic information. The first county suite is the Coastal Watershed Counties, where land use and water quality changes most directly impact coastal ecosystems. The permanent U.S. population that resides in the Coastal Watershed Counties can be thought of as “the population that most directly affects the coast.” The second county suite is the Coastal Shoreline Counties, those counties that are directly adjacent to the open ocean, major estuaries, and the Great Lakes, and which due to their proximity to these waters, bear a great proportion of the full range of effects from coastal hazards (not just coastal inundation) and host the majority of economic production associated with coastal and ocean resources. The permanent U.S. population that resides in the Coastal Shoreline Counties can be thought of as “the population most directly affected by the coast.” Both the Coastal Watershed Counties and the Coastal Shoreline Counties are based on 2010 county boundaries. For more detailed information on this model see the associated peer-reviewed journal article “‘The Coast’ Is Complicated: A Model to Consistently Describe the Nation’s Coastal Population” (<https://coast.noaa.gov/data/digitalcoast/pdf/qrt-coast-complicated.pdf>).

In addition to the two coastal county definitions listed below, NOAA produces a dataset, Economics: National Ocean Watch (ENOW), that describes data on the oceans and Great Lakes economy. The ENOW data use a county definition that is similar to, but not the same as, the Coastal Shoreline Counties. For more information on the ENOW counties, please see the ENOW Counties List (<https://coast.noaa.gov/data/digitalcoast/pdf/enow-counties-list.pdf>)

Coastal Watershed Counties

The U.S. population that most directly affects the coast resides in a standard suite of Coastal Watershed Counties where land use and water quality changes most directly impact



coastal ecosystems. NOAA developed a list of coastal counties based on NOAA coastal watersheds and U.S. Geological Survey (USGS) coastal cataloging units as delineated in the NOAA Coastal Assessment Framework (CAF). This method emphasizes land areas within which water flows into the ocean or Great Lakes, and provides a broader, coastal watershed focus to the delineation coastal counties. Through this method, a county is considered a Coastal Watershed County if one of the following criteria is met: (1) at a minimum, 15 percent of the county's total land area is located within a coastal watershed or (2) a portion of or an entire county accounts for at least 15 percent of a coastal USGS 8-digit cataloging unit. The 15-percent rule was selected as an appropriate level for capturing counties with a significant impact on coastal and ocean resources.

There are a few exceptions to these rules. Cook and Lake Counties in Illinois, as examples, do not meet the 15 percent rule for a coastal watershed or a coastal cataloging unit. However, they directly border Lake Michigan, so they are included in the suite of coastal watershed counties. There are three other instances where single counties were designated as noncoastal because they did not meet the 15 percent criteria, but they are completely surrounded by coastal watershed counties that do meet the 15 percent criteria. In three instances—Allan Parish, Louisiana; Highlands, Florida; and Greene, North Carolina—counties were included in NOAA's coastal watershed county suite. In addition, NOAA does not include Alaska or Hawaii in its Coastal Assessment Framework. However, all counties (boroughs and census areas in Alaska) where the shoreline of the 2010 Census County Boundary intersects with a cataloging unit are considered coastal. As a result, all five of Hawaii's counties, and 25 of Alaska's, are included in NOAA's suite of coastal watershed counties.

Coastal Shoreline Counties

The U.S. population most directly affected by the coast resides in a standard suite of Coastal Shoreline Counties that are directly adjacent to the open ocean, major estuaries, and the Great Lakes, which due to their proximity to these waters, bear a great proportion of the full range of effects from coastal hazards and host the majority of economic production associated with coastal and ocean resources. The Federal Emergency Management Agency (FEMA) has defined a coastal county as one that (1) has a coastline bordering the open ocean or Great Lakes coasts (or associated sheltered water bodies), or (2) contains velocity zones (V-zones) or coastal high hazard areas. V-zones are areas where wave heights more than 3 feet and/or high velocity water can cause structural damage in a 100-year flood, a flood with a 1-percent chance of occurring or being exceeded in a given year.



Summary of Coastal Counties (Year 2010)

FIPS	State	County	Shoreline
1003	AL	Baldwin County	*
1025	AL	Clarke County	
1039	AL	Covington County	
1053	AL	Escambia County	
1061	AL	Geneva County	
1097	AL	Mobile County	*
1099	AL	Monroe County	
1129	AL	Washington County	
		Aleutians East	
2013	AK	Borough	*
		Aleutians West Census	
2016	AK	Area	*
		Anchorage	
2020	AK	Municipality	*
2050	AK	Bethel Census Area	*
2060	AK	Bristol Bay Borough	*
		Dillingham Census	
2070	AK	Area	*
2100	AK	Haines Borough	*
		Hoonah-Angoon	
2105	AK	Census Area	*
		Juneau City and	
2110	AK	Borough	*
		Kenai Peninsula	
2122	AK	Borough	*
		Ketchikan Gateway	
2130	AK	Borough	*
2150	AK	Kodiak Island Borough	*
		Lake and Peninsula	
2164	AK	Borough	*
		Matanuska-Susitna	
2170	AK	Borough	*
2180	AK	Nome Census Area	*
2185	AK	North Slope Borough	*
		Northwest Arctic	
2188	AK	Borough	*
		Petersburg Census	
2195	AK	Area	*

FIPS	State	County	Shoreline
		Prince of Wales-Hyder	
2198	AK	Census Area	*
2220	AK	Sitka City and Borough	*
2230	AK	Skagway Municipality	*
		Valdez-Cordova	
2261	AK	Census Area	*
		Wade Hampton	
2270	AK	Census Area	*
		Wrangell City and	
2275	AK	Borough	*
		Yakutat City and	
2282	AK	Borough	*
6001	CA	Alameda County	*
6013	CA	Contra Costa County	*
6015	CA	Del Norte County	*
6023	CA	Humboldt County	*
6037	CA	Los Angeles County	*
6041	CA	Marin County	*
6045	CA	Mendocino County	*
6053	CA	Monterey County	*
6055	CA	Napa County	*
6059	CA	Orange County	*
6065	CA	Riverside County	
6067	CA	Sacramento County	
6069	CA	San Benito County	
		San Bernardino	
6071	CA	County	
6073	CA	San Diego County	*
6075	CA	San Francisco County	*
6077	CA	San Joaquin County	
		San Luis Obispo	
6079	CA	County	*
6081	CA	San Mateo County	*
6083	CA	Santa Barbara County	*
6085	CA	Santa Clara County	*
6087	CA	Santa Cruz County	*
6093	CA	Siskiyou County	



FIPS	State	County	Shoreline	FIPS	State	County	Shoreline
6095	CA	Solano County	*	12059	FL	Holmes County	
6097	CA	Sonoma County	*	12061	FL	Indian River County	*
6101	CA	Sutter County		12063	FL	Jackson County	
6105	CA	Trinity County		12065	FL	Jefferson County	*
6111	CA	Ventura County	*	12067	FL	Lafayette County	
6113	CA	Yolo County		12069	FL	Lake County	
9001	CT	Fairfield County	*	12071	FL	Lee County	*
9003	CT	Hartford County		12073	FL	Leon County	
9005	CT	Litchfield County		12075	FL	Levy County	*
9007	CT	Middlesex County	*	12077	FL	Liberty County	*
9009	CT	New Haven County	*	12079	FL	Madison County	
9011	CT	New London County	*	12081	FL	Manatee County	*
9013	CT	Tolland County		12083	FL	Marion County	
9015	CT	Windham County		12085	FL	Martin County	*
10001	DE	Kent County	*	12086	FL	Miami-Dade County	*
10003	DE	New Castle County	*	12087	FL	Monroe County	*
10005	DE	Sussex County	*	12089	FL	Nassau County	*
11001	DC	District of Columbia	*	12091	FL	Okaloosa County	*
12003	FL	Baker County		12093	FL	Okeechobee County	
12005	FL	Bay County	*	12095	FL	Orange County	
12009	FL	Brevard County	*	12097	FL	Osceola County	
12011	FL	Broward County	*	12099	FL	Palm Beach County	*
12013	FL	Calhoun County		12101	FL	Pasco County	*
12015	FL	Charlotte County	*	12103	FL	Pinellas County	*
12017	FL	Citrus County	*	12105	FL	Polk County	
12019	FL	Clay County	*	12107	FL	Putnam County	*
12021	FL	Collier County	*	12109	FL	St. Johns County	*
12027	FL	DeSoto County		12111	FL	St. Lucie County	*
12029	FL	Dixie County	*	12113	FL	Santa Rosa County	*
12031	FL	Duval County	*	12115	FL	Sarasota County	*
12033	FL	Escambia County	*	12117	FL	Seminole County	
12035	FL	Flagler County	*	12119	FL	Sumter County	
12037	FL	Franklin County	*	12121	FL	Suwannee County	
12039	FL	Gadsden County		12123	FL	Taylor County	*
12041	FL	Gilchrist County		12127	FL	Volusia County	*
12043	FL	Glades County		12129	FL	Wakulla County	*
12045	FL	Gulf County	*	12131	FL	Walton County	*
12049	FL	Hardee County		12133	FL	Washington County	
12051	FL	Hendry County		13001	GA	Appling County	
12053	FL	Hernando County	*	13003	GA	Atkinson County	
12055	FL	Highlands County		13005	GA	Bacon County	
12057	FL	Hillsborough County	*	13025	GA	Brantley County	*



QUICK REFERENCE

FIPS	State	County	Shoreline
13029	GA	Bryan County	*
13031	GA	Bulloch County	
13039	GA	Camden County	*
13049	GA	Charlton County	*
13051	GA	Chatham County	*
13069	GA	Coffee County	
13087	GA	Decatur County	
13103	GA	Effingham County	
13127	GA	Glynn County	*
13131	GA	Grady County	
13155	GA	Irwin County	
13161	GA	Jeff Davis County	
13165	GA	Jenkins County	
13179	GA	Liberty County	*
13183	GA	Long County	
13191	GA	McIntosh County	*
13209	GA	Montgomery County	
13229	GA	Pierce County	
13251	GA	Screven County	
13267	GA	Tattnall County	
13275	GA	Thomas County	
13279	GA	Toombs County	
13299	GA	Ware County	
13305	GA	Wayne County	*
15001	HI	Hawaii County	*
15003	HI	Honolulu County	*
15005	HI	Kalawao County	*
15007	HI	Kauai County	*
15009	HI	Mauai County	*
17031	IL	Cook County	*
17097	IL	Lake County	*
18039	IN	Elkhart County	
18085	IN	Kosciusko County	
18087	IN	LaGrange County	
18089	IN	Lake County	*
18091	IN	LaPorte County	*
18113	IN	Noble County	
18127	IN	Porter County	*
18141	IN	St. Joseph County	
18151	IN	Steuben County	
22001	LA	Acadia Parish	
22003	LA	Allen Parish	

FIPS	State	County	Shoreline
22005	LA	Ascension Parish	*
22007	LA	Assumption Parish	*
22009	LA	Avoyelles Parish	
22011	LA	Beauregard Parish	
22019	LA	Calcasieu Parish	*
22023	LA	Cameron Parish	*
		East Baton Rouge Parish	
22033	LA	Parish	
22037	LA	East Feliciana Parish	
22039	LA	Evangeline Parish	
22045	LA	Iberia Parish	*
22047	LA	Iberville Parish	
22051	LA	Jefferson Parish	*
22053	LA	Jefferson Davis Parish	*
22055	LA	Lafayette Parish	
22057	LA	Lafourche Parish	*
22063	LA	Livingston Parish	*
22071	LA	Orleans Parish	*
22075	LA	Plaquemines Parish	*
22077	LA	Pointe Coupee Parish	
22079	LA	Rapides Parish	
22085	LA	Sabine Parish	
22087	LA	St. Bernard Parish	*
22089	LA	St. Charles Parish	*
22091	LA	St. Helena Parish	
22093	LA	St. James Parish	*
		St. John the Baptist Parish	
22095	LA	Parish	*
22097	LA	St. Landry Parish	
22099	LA	St. Martin Parish	*
22101	LA	St. Mary Parish	*
22103	LA	St. Tammany Parish	*
22105	LA	Tangipahoa Parish	*
22109	LA	Terrebonne Parish	*
22113	LA	Vermilion Parish	*
22115	LA	Vernon Parish	
22117	LA	Washington Parish	
		West Baton Rouge Parish	
22121	LA	Parish	
22125	LA	West Feliciana Parish	
23001	ME	Androscoggin County	
23005	ME	Cumberland County	*
23007	ME	Franklin County	



FIPS	State	County	Shoreline	FIPS	State	County	Shoreline
23009	ME	Hancock County	*	25025	MA	Suffolk County	*
23011	ME	Kennebec County		25027	MA	Worcester County	
23013	ME	Knox County	*	26001	MI	Alcona County	*
23015	ME	Lincoln County	*	26003	MI	Alger County	*
23017	ME	Oxford County		26005	MI	Allegan County	*
23019	ME	Penobscot County		26007	MI	Alpena County	*
23023	ME	Sagadahoc County	*	26009	MI	Antrim County	*
23025	ME	Somerset County		26011	MI	Arenac County	*
23027	ME	Waldo County	*	26013	MI	Baraga County	*
23029	ME	Washington County	*	26015	MI	Barry County	
23031	ME	York County	*	26017	MI	Bay County	*
24003	MD	Anne Arundel County	*	26019	MI	Benzie County	*
24005	MD	Baltimore County	*	26021	MI	Berrien County	*
24009	MD	Calvert County	*	26023	MI	Branch County	
24011	MD	Caroline County	*	26025	MI	Calhoun County	
24013	MD	Carroll County		26027	MI	Cass County	
24015	MD	Cecil County	*	26029	MI	Charlevoix County	*
24017	MD	Charles County	*	26031	MI	Cheboygan County	*
24019	MD	Dorchester County	*	26033	MI	Chippewa County	*
24025	MD	Harford County	*	26035	MI	Clare County	
24027	MD	Howard County	*	26039	MI	Crawford County	
24029	MD	Kent County	*	26041	MI	Delta County	*
24031	MD	Montgomery County		26043	MI	Dickinson County	
24033	MD	Prince George's County	*	26045	MI	Eaton County	
24035	MD	Queen Anne's County	*	26047	MI	Emmet County	*
24037	MD	St. Mary's County	*	26053	MI	Gogebic County	*
24039	MD	Somerset County	*			Grand Traverse	
24041	MD	Talbot County	*	26055	MI	County	*
24045	MD	Wicomico County	*	26059	MI	Hillsdale County	
24047	MD	Worcester County	*	26061	MI	Houghton County	*
24510	MD	Baltimore city	*	26063	MI	Huron County	*
25001	MA	Barnstable County	*	26067	MI	Ionia County	
25003	MA	Berkshire County		26069	MI	Iosco County	*
25005	MA	Bristol County	*	26075	MI	Jackson County	
25007	MA	Dukes County	*	26077	MI	Kalamazoo County	
25009	MA	Essex County	*	26079	MI	Kalkaska County	
25013	MA	Hampden County		26081	MI	Kent County	
25017	MA	Middlesex County	*	26083	MI	Keweenaw County	*
25019	MA	Nantucket County	*	26085	MI	Lake County	
25021	MA	Norfolk County	*	26087	MI	Lapeer County	
25023	MA	Plymouth County	*	26089	MI	Leelanau County	*
				26091	MI	Lenawee County	



FIPS	State	County	Shoreline
26093	MI	Livingston County	
26095	MI	Luce County	*
26097	MI	Mackinac County	*
26099	MI	Macomb County	*
26101	MI	Manistee County	*
26103	MI	Marquette County	*
26105	MI	Mason County	*
26107	MI	Mecosta County	
26109	MI	Menominee County	*
26113	MI	Missaukee County	
26115	MI	Monroe County	*
26117	MI	Montcalm County	
26119	MI	Montmorency County	
26121	MI	Muskegon County	*
26123	MI	Newaygo County	
26125	MI	Oakland County	
26127	MI	Oceana County	*
26129	MI	Ogemaw County	
26131	MI	Ontonagon County	*
26133	MI	Osceola County	
26135	MI	Oscoda County	
26137	MI	Otsego County	
26139	MI	Ottawa County	*
26141	MI	Presque Isle County	*
26143	MI	Roscommon County	
26145	MI	Saginaw County	
26147	MI	St. Clair County	*
26149	MI	St. Joseph County	
26151	MI	Sanilac County	*
26153	MI	Schoolcraft County	*
26157	MI	Tuscola County	*
26159	MI	Van Buren County	*
26161	MI	Washtenaw County	
26163	MI	Wayne County	*
26165	MI	Wexford County	
27017	MN	Carlton County	
27031	MN	Cook County	*
27075	MN	Lake County	*
27137	MN	St. Louis County	*
28005	MS	Amite County	
28039	MS	George County	
28045	MS	Hancock County	*

FIPS	State	County	Shoreline
28047	MS	Harrison County	*
28059	MS	Jackson County	*
28073	MS	Lamar County	
28091	MS	Marion County	
28109	MS	Pearl River County	
28113	MS	Pike County	
28131	MS	Stone County	
28147	MS	Walthall County	
28157	MS	Wilkinson County	
33001	NH	Belknap County	
33003	NH	Carroll County	
33011	NH	Hillsborough County	
33013	NH	Merrimack County	
33015	NH	Rockingham County	*
33017	NH	Strafford County	*
34001	NJ	Atlantic County	*
34003	NJ	Bergen County	*
34005	NJ	Burlington County	*
34007	NJ	Camden County	*
34009	NJ	Cape May County	*
34011	NJ	Cumberland County	*
34013	NJ	Essex County	*
34015	NJ	Gloucester County	*
34017	NJ	Hudson County	*
34019	NJ	Hunterdon County	
34021	NJ	Mercer County	
34023	NJ	Middlesex County	*
34025	NJ	Monmouth County	*
34027	NJ	Morris County	
34029	NJ	Ocean County	*
34031	NJ	Passaic County	
34033	NJ	Salem County	*
34035	NJ	Somerset County	*
34037	NJ	Sussex County	
34039	NJ	Union County	*
36001	NY	Albany County	
36005	NY	Bronx County	*
36009	NY	Cattaraugus County	
36011	NY	Cayuga County	*
36013	NY	Chautauqua County	*
36019	NY	Clinton County	
36021	NY	Columbia County	



FIPS	State	County	Shoreline	FIPS	State	County	Shoreline
36027	NY	Dutchess County	*	37051	NC	Cumberland County	
36029	NY	Erie County	*	37053	NC	Currituck County	*
36033	NY	Franklin County		37055	NC	Dare County	*
36037	NY	Genesee County		37061	NC	Duplin County	
36039	NY	Greene County		37065	NC	Edgecombe County	
36041	NY	Hamilton County		37073	NC	Gates County	*
36043	NY	Herkimer County		37079	NC	Greene County	
36045	NY	Jefferson County	*	37083	NC	Halifax County	
36047	NY	Kings County	*	37091	NC	Hertford County	*
36049	NY	Lewis County		37095	NC	Hyde County	*
36051	NY	Livingston County		37103	NC	Jones County	*
36055	NY	Monroe County	*	37107	NC	Lenoir County	
36059	NY	Nassau County	*	37117	NC	Martin County	
36061	NY	New York County	*	37129	NC	New Hanover County	*
36063	NY	Niagara County	*	37131	NC	Northampton County	
36067	NY	Onondaga County		37133	NC	Onslow County	*
36069	NY	Ontario County		37137	NC	Pamlico County	*
36071	NY	Orange County	*	37139	NC	Pasquotank County	*
36073	NY	Orleans County	*	37141	NC	Pender County	*
36075	NY	Oswego County	*	37143	NC	Perquimans County	*
36079	NY	Putnam County	*	37147	NC	Pitt County	*
36081	NY	Queens County	*	37153	NC	Richmond County	
36083	NY	Rensselaer County		37163	NC	Sampson County	
36085	NY	Richmond County	*	37165	NC	Scotland County	
36087	NY	Rockland County	*	37177	NC	Tyrrell County	*
36089	NY	St. Lawrence County		37187	NC	Washington County	*
36093	NY	Schenectady County		37191	NC	Wayne County	
36103	NY	Suffolk County	*	37195	NC	Wilson County	
36111	NY	Ulster County	*	39005	OH	Ashland County	
36117	NY	Wayne County	*	39007	OH	Ashtabula County	*
36119	NY	Westchester County	*	39033	OH	Crawford County	
36121	NY	Wyoming County		39035	OH	Cuyahoga County	*
37007	NC	Anson County		39039	OH	Defiance County	
37013	NC	Beaufort County	*	39043	OH	Erle County	*
37015	NC	Bertie County	*	39051	OH	Fulton County	
37017	NC	Bladen County		39055	OH	Geauga County	
37019	NC	Brunswick County	*	39063	OH	Hancock County	
37029	NC	Camden County	*	39069	OH	Henry County	
37031	NC	Carteret County	*	39077	OH	Huron County	
37041	NC	Chowan County	*	39085	OH	Lake County	*
37047	NC	Columbus County		39093	OH	Lorain County	*
37049	NC	Craven County	*	39095	OH	Lucas County	*



FIPS	State	County	Shoreline	FIPS	State	County	Shoreline
39101	OH	Marion County		45015	SC	Berkeley County	*
39103	OH	Medina County		45019	SC	Charleston County	*
39123	OH	Ottawa County	*	45025	SC	Chesterfield County	
39133	OH	Portage County		45027	SC	Clarendon County	
39143	OH	Sandusky County	*	45029	SC	Colleton County	*
39147	OH	Seneca County		45031	SC	Darlington County	
39153	OH	Summit County		45033	SC	Dillon County	
39155	OH	Trumbull County		45035	SC	Dorchester County	*
39173	OH	Wood County		45041	SC	Florence County	
39175	OH	Wyandot County		45043	SC	Georgetown County	*
41003	OR	Benton County		45049	SC	Hampton County	*
41005	OR	Clackamas County		45051	SC	Horry County	*
41007	OR	Clatsop County	*	45053	SC	Jasper County	*
41009	OR	Columbia County		45055	SC	Kershaw County	
41011	OR	Coos County	*	45057	SC	Lancaster County	
41015	OR	Curry County	*	45061	SC	Lee County	
41019	OR	Douglas County	*	45067	SC	Marion County	
41033	OR	Josephine County		45069	SC	Marlboro County	
41039	OR	Lane County	*	45085	SC	Sumter County	
41041	OR	Lincoln County	*	45089	SC	Williamsburg County	
41051	OR	Multnomah County		48007	TX	Aransas County	*
41057	OR	Tillamook County	*	48015	TX	Austin County	
42001	PA	Adams County		48025	TX	Bee County	
42011	PA	Berks County		48039	TX	Brazoria County	*
42017	PA	Bucks County		48047	TX	Brooks County	
42029	PA	Chester County		48057	TX	Calhoun County	*
42045	PA	Delaware County	*	48061	TX	Cameron County	*
42049	PA	Erie County	*	48071	TX	Chambers County	*
42071	PA	Lancaster County		48089	TX	Colorado County	
42075	PA	Lebanon County		48123	TX	DeWitt County	
42077	PA	Lehigh County		48131	TX	Duval County	
42091	PA	Montgomery County		48149	TX	Fayette County	
42101	PA	Philadelphia County	*	48157	TX	Fort Bend County	
42107	PA	Schuylkill County		48167	TX	Galveston County	*
42133	PA	York County		48175	TX	Goliad County	
44001	RI	Bristol County	*	48201	TX	Harris County	*
44003	RI	Kent County	*	48215	TX	Hidalgo County	
44005	RI	Newport County	*	48239	TX	Jackson County	*
44007	RI	Providence County	*	48241	TX	Jasper County	
44009	RI	Washington County	*	48245	TX	Jefferson County	*
45005	SC	Allendale County		48247	TX	Jim Hogg County	
45013	SC	Beaufort County	*	48249	TX	Jim Wells County	



QUICK REFERENCE

FIPS	State	County	Shoreline
48261	TX	Kenedy County	*
48273	TX	Kleberg County	*
48285	TX	Lavaca County	
48291	TX	Liberty County	
48297	TX	Live Oak County	
48321	TX	Matagorda County	*
48351	TX	Newton County	
48355	TX	Nueces County	*
48361	TX	Orange County	*
48391	TX	Refugio County	*
48409	TX	San Patricio County	*
48427	TX	Starr County	
48457	TX	Tyler County	
48469	TX	Victoria County	*
48473	TX	Waller County	
48477	TX	Washington County	
48479	TX	Webb County	
48481	TX	Wharton County	
48489	TX	Willacy County	*
51001	VA	Accomack County	*
51007	VA	Amelia County	
51011	VA	Appomattox County	
51013	VA	Arlington County	*
51029	VA	Buckingham County	
51033	VA	Caroline County	*
51036	VA	Charles City County	*
51041	VA	Chesterfield County	*
51049	VA	Cumberland County	
51053	VA	Dinwiddie County	
51057	VA	Essex County	*
51059	VA	Fairfax County	*
51061	VA	Fauquier County	
51065	VA	Fluvanna County	
51073	VA	Gloucester County	*
51075	VA	Goochland County	
51085	VA	Hanover County	*
51087	VA	Henrico County	*
51093	VA	Isle of Wight County	*
51095	VA	James City County	*
		King and Queen	
51097	VA	County	*
51099	VA	King George County	*

FIPS	State	County	Shoreline
51101	VA	King William County	*
51103	VA	Lancaster County	*
51109	VA	Louisa County	
51115	VA	Mathews County	*
51119	VA	Middlesex County	*
51127	VA	New Kent County	*
51131	VA	Northampton County	*
		Northumberland	
51133	VA	County	*
51135	VA	Nottoway County	
51137	VA	Orange County	
51145	VA	Powhatan County	
51147	VA	Prince Edward County	
51149	VA	Prince George County	*
51153	VA	Prince William County	*
51159	VA	Richmond County	*
51177	VA	Spotsylvania County	*
51179	VA	Stafford County	*
51181	VA	Surry County	*
51193	VA	Westmoreland County	*
51199	VA	York County	*
51510	VA	Alexandria city	*
51550	VA	Chesapeake city	*
51570	VA	Colonial Heights city	
51600	VA	Fairfax city	
51610	VA	Falls Church city	
51630	VA	Fredericksburg city	
51650	VA	Hampton city	*
51670	VA	Hopewell city	*
51683	VA	Manassas city	
51685	VA	Manassas Park city	
51700	VA	Newport News city	*
51710	VA	Norfolk city	*
51730	VA	Petersburg city	
51735	VA	Poquoson city	*
51740	VA	Portsmouth city	*
51760	VA	Richmond city	
51800	VA	Suffolk city	*
51810	VA	Virginia Beach city	*
51830	VA	Williamsburg city	*
53009	WA	Clallam County	*
53011	WA	Clark County	



FIPS	State	County	Shoreline
53015	WA	Cowlitz County	
53027	WA	Grays Harbor County	*
53029	WA	Island County	*
53031	WA	Jefferson County	*
53033	WA	King County	*
53035	WA	Kitsap County	*
53041	WA	Lewis County	
53045	WA	Mason County	*
53049	WA	Pacific County	*
53053	WA	Pierce County	*
53055	WA	San Juan County	*
53057	WA	Skagit County	*
53059	WA	Skamania County	
53061	WA	Snohomish County	*
53067	WA	Thurston County	*
53069	WA	Wahkiakum County	*
53073	WA	Whatcom County	*
55003	WI	Ashland County	*
55007	WI	Bayfield County	*
55009	WI	Brown County	*
55015	WI	Calumet County	
55029	WI	Door County	*
55031	WI	Douglas County	*
55037	WI	Florence County	
55039	WI	Fond du Lac County	
55041	WI	Forest County	
55051	WI	Iron County	*
55059	WI	Kenosha County	*
55061	WI	Kewaunee County	*
55071	WI	Manitowoc County	*
55075	WI	Marinette County	*
55078	WI	Menominee County	
55079	WI	Milwaukee County	*
55083	WI	Oconto County	*
55087	WI	Outagamie County	
55089	WI	Ozaukee County	*
55101	WI	Racine County	*
55115	WI	Shawano County	
55117	WI	Sheboygan County	*
55131	WI	Washington County	
60010	AS	Eastern District	*
60020	AS	Manu'a District	*

FIPS	State	County	Shoreline
60030	AS	Rose Island	
60040	AS	Swains Island	
60050	AS	Western District	*
66010	GU	Guam	*
		Northern Islands	
69085	MP	Municipality	*
69100	MP	Rota Municipality	*
69110	MP	Saipan Municipality	*
69120	MP	Tinian Municipality	*
72001	PR	Adjuntas Municipio	
72003	PR	Aguada Municipio	*
72005	PR	Aguadilla Municipio	*
		Aguas Buenas	
72007	PR	Municipio	
72009	PR	Aibonito Municipio	
72011	PR	Añasco Municipio	*
72013	PR	Arecibo Municipio	*
72015	PR	Arroyo Municipio	*
72017	PR	Barceloneta Municipio	*
		Barranquitas	
72019	PR	Municipio	
72021	PR	Bayamón Municipio	*
72023	PR	Cabo Rojo Municipio	*
72025	PR	Caguas Municipio	
72027	PR	Camuy Municipio	*
72029	PR	Canóvanas Municipio	
72031	PR	Carolina Municipio	*
72033	PR	Cataño Municipio	*
72035	PR	Cayey Municipio	
72037	PR	Ceiba Municipio	*
72039	PR	Ciales Municipio	
72041	PR	Cidra Municipio	
72043	PR	Coamo Municipio	
72045	PR	Comerio Municipio	
72047	PR	Corozal Municipio	
72049	PR	Culebra Municipio	*
72051	PR	Dorado Municipio	*
72053	PR	Fajardo Municipio	*
72054	PR	Florida Municipio	
72055	PR	Guánica Municipio	*
72057	PR	Guayama Municipio	*
72059	PR	Guayanilla Municipio	*
72061	PR	Guaynabo Municipio	*

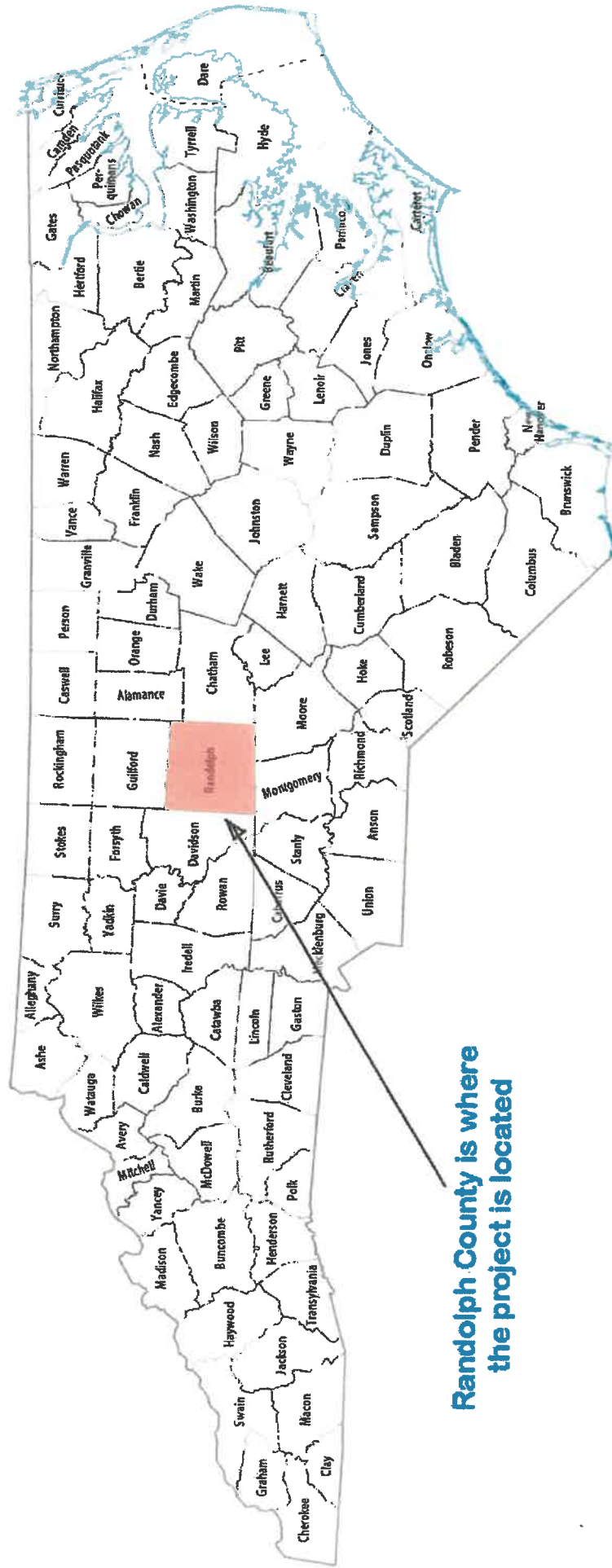


QUICK REFERENCE

FIPS	State	County	Shoreline
72063	PR	Gurabo Municipio	
72065	PR	Hatillo Municipio	*
		Hormigueros	
72067	PR	Municipio	
72069	PR	Humacao Municipio	*
72071	PR	Isabela Municipio	*
72073	PR	Jayuya Municipio	
72075	PR	Juana Díaz Municipio	*
72077	PR	Juncos Municipio	
72079	PR	Lajas Municipio	*
72081	PR	Lares Municipio	
72083	PR	Las Marías Municipio	
72085	PR	Las Piedras Municipio	
72087	PR	Lofa Municipio	*
72089	PR	Luquillo Municipio	*
72091	PR	Manatí Municipio	*
72093	PR	Maricao Municipio	
72095	PR	Maunabo Municipio	*
72097	PR	Mayagüez Municipio	*
72099	PR	Moca Municipio	
72101	PR	Morovis Municipio	
72103	PR	Naguabo Municipio	*
72105	PR	Naranjito Municipio	
72107	PR	Orocovis Municipio	
72109	PR	Patillas Municipio	*
72111	PR	Peñuelas Municipio	*
72113	PR	Ponce Municipio	*

FIPS	State	County	Shoreline
		Quebradillas	
72115	PR	Municipio	*
72117	PR	Rincón Municipio	*
72119	PR	Río Grande Municipio	*
		Sabana Grande	
72121	PR	Municipio	
72123	PR	Salinas Municipio	*
72125	PR	San Germán Municipio	
72127	PR	San Juan Municipio	*
72129	PR	San Lorenzo Municipio	
		San Sebastián	
72131	PR	Municipio	
72133	PR	Santa Isabel Municipio	*
72135	PR	Toa Alta Municipio	
72137	PR	Toa Baja Municipio	*
72139	PR	Trujillo Alto Municipio	
72141	PR	Utua Municipio	
72143	PR	Vega Alta Municipio	*
72145	PR	Vega Baja Municipio	*
72147	PR	Vieques Municipio	*
72149	PR	Villalba Municipio	
72151	PR	Yabucoa Municipio	*
72153	PR	Yauco Municipio	*
78010	VI	St. Croix Island	*
78020	VI	St. John Island	*
78030	VI	St. Thomas Island	*





**Randolph County is where
the project is located**



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary, Darin J. Waters, Ph.D.

September 16, 2024

Lin Whipkey
Piedmont Triad Regional Council
1398 Carrollton Crossing Drive
Kernersville, NC 27284

lwhipkey@ptrc.org

Re: Rehabilitate CASPN Homes, 945 South Church Street, Asheboro, Randolph County,
25-E-0000-0031, ER 24-2020

Dear Ms. Whipkey:

Thank you for your letter of August 26, 2024, regarding the above-referenced undertaking. We have reviewed the submission and offer the following comments.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above referenced tracking number.

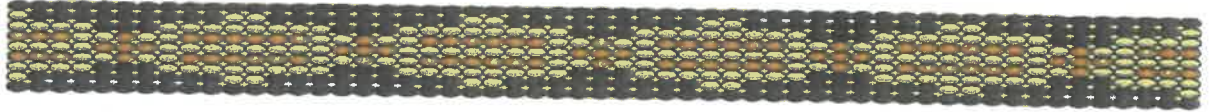
Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona Bartos, Deputy
State Historic Preservation Officer

Catawba Indian Nation
Tribal Historic Preservation Office
1636 Tom Steven Road
Rock Hill, South Carolina 29730

Office 803-328-2427
Fax 803-328-5791



September 26, 2024

Attention: Lin Whipkey
Piedmont Triad Regional Council
1398 Carrollton Crossing Drive
Kemersville, NC 27284

Re. THPO #	TCNS #	Project Description
2024-747-5		CASPN Homes Renovation

Dear Lin,

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 Rogers at 803-328-2427 ext. 226, or e-mail Caitlin.Rogers@catawba.com.

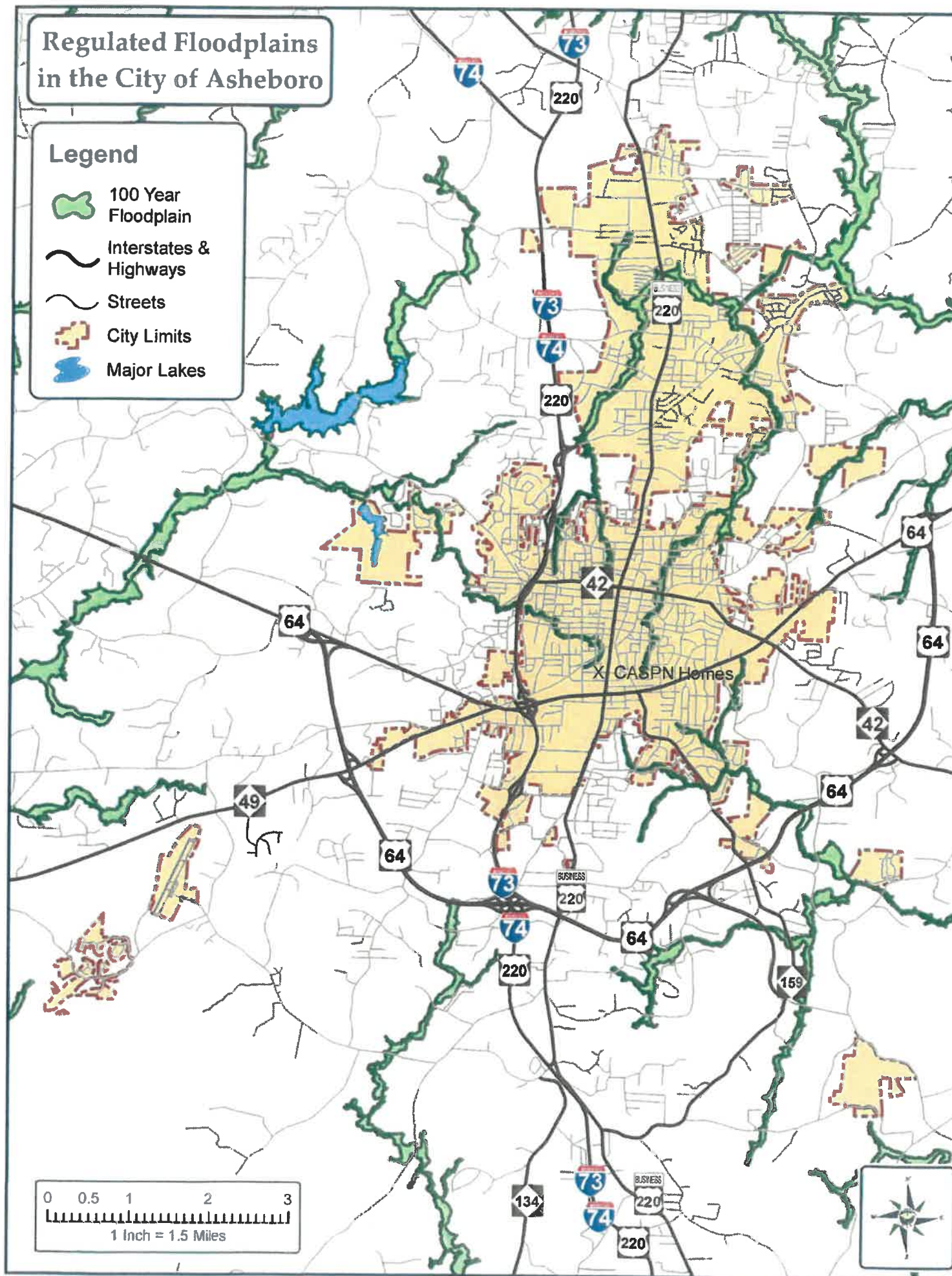
Sincerely,

Wenonah G. Haire
Tribal Historic Preservation Officer

Regulated Floodplains in the City of Asheboro

Legend

-  100 Year Floodplain
-  Interstates & Highways
-  Streets
-  City Limits
-  Major Lakes



[illegible]

A vertical scale bar labeled "Feet" at the top. The bar has horizontal markings at intervals of 250 feet, with labels "0", "250", "500", "1,000", "1,500", and "2,000". At the very bottom, there is a label "1,6,000" which appears to be a typo for "16,000". The bar itself is a solid black line with white tick marks corresponding to the labels.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AEg
- 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 of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Areas with Reduced Flood Risk due to Levee, See Notes, Zone X
- Areas with Flood Risk due to Levees Zone D

OTHER FEATURES

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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 unimapped and unmodernized areas cannot be used for regulatory purposes.

Lin Whipkey

From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Thursday, August 29, 2024 1:48 PM
To: Lin Whipkey
Subject: RE: [External Sender] Project Environmental Review

CAUTION: This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Lin. Based on the project description you provided and my knowledge of the facility and proposed renovations, I do not anticipate that work will occur in or significantly impact the Special Flood Hazard Area. Based on the project description provided, a floodplain development permit will not be required.

Please let me know if I can provide further assistance.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Thursday, August 29, 2024 12:15 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: RE: [External Sender] Project Environmental Review

Hi Justin:

It's the same project I sent to you earlier.

I attached a flood zone map and project description.

Thanks,
Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284



From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Thursday, August 29, 2024 12:06 PM
To: Lin Whipkey <lwhipkey@ptrc.org>
Subject: RE: [External Sender] Project Environmental Review

CAUTION: This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Lin,

We often take a team approach to floodplain review in our department, but technically by ordinance I am the floodplain administrator. Feel free to send me any request for information or questions.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Thursday, August 29, 2024 11:50 AM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: RE: [External Sender] Project Environmental Review

Good morning, Justin:
I need to locate the person responsible for floodplain management in Asheboro City.
Can you direct me to the right person?

Thanks,
Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284



From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Tuesday, August 27, 2024 10:40 AM
To: Lin Whipkey <lwhipkey@ptrc.org>
Subject: RE: [External Sender] Project Environmental Review

CAUTION:This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Lin,

Based on the project description you provided and my knowledge of the facility and proposed interior renovations, I do not anticipate significant impact to the environment or the city's provision of public services.

Please let me know if we can be of further assistance.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



North Carolina
MAIN STREET
Community

Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Tuesday, August 27, 2024 9:36 AM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: RE: [External Sender] Project Environmental Review

Good morning, Justin:
An email reply will be OK.

Thanks,
Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284



From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Monday, August 26, 2024 4:35 PM
To: Lin Whipkey <lwhipkey@ptrc.org>
Subject: RE: Project Environmental Review

CAUTION:This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Lin:

Thank you for the request. I'll consult with our applicable departments and be in touch. Do you need a response on city letterhead, or will an email suffice?

Thanks,

Justin

Justin T. Luck, AICP

Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Monday, August 26, 2024 2:39 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Cc: Lin Whipkey <lwhipkey@ptrc.org>
Subject: Project Environmental Review

Good afternoon, Mr. Luck:

I am attaching a letter to request the environmental assessment for the project CASPN Home, 745 S. Church St, Asheboro, NC.

I am looking forward to hearing from you,

Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284

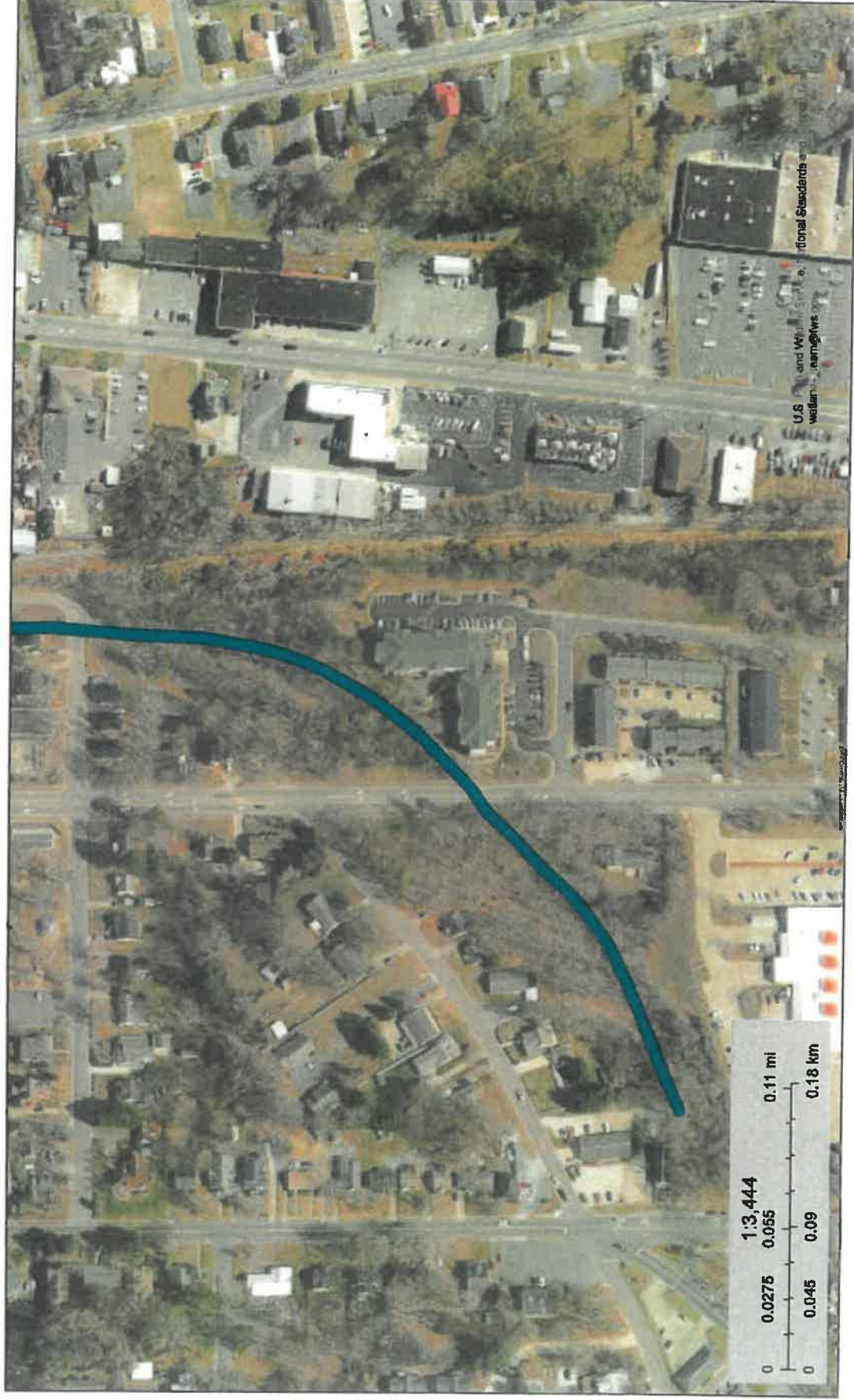




U.S. Fish and Wildlife Service

National Wetlands Inventory

CASPN Home National Wetland Inventory



October 14, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Lin Whipkey

From: David Stogner <dstogner@stognerarchitecture.com>
Sent: Wednesday, October 2, 2024 10:05 AM
To: Robert Lawler
Cc: Trevor Nuttall; Lin Whipkey
Subject: RE: 25-E-0000-0031 - The proposed CASPN Homes Renovation project for necessary repairs on the existing CASPN Homes property, an essential 51-

CAUTION: This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Erosion and sediment control is not required for this project as the work is primarily interior in nature and no site development is to occur. Thus, less than 1 acre of disturbance will occur (no site disturbance is anticipated). The 3 items on page 5 (6 in total on the entire document) marked are not applicable to our project due to the complete lack of site disturbance.

David Stogner, AIA, LEED AP

P. 910.895.6874 ext. 7
[stognerarchitecture.com](mailto:dstogner@stognerarchitecture.com)

From: Robert Lawler <rlawler@asheboroha.org>
Sent: Wednesday, October 2, 2024 9:57 AM
To: David Stogner <dstogner@stognerarchitecture.com>
Cc: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>; Lin Whipkey <lwhipkey@ptrc.org>
Subject: Fwd: 25-E-0000-0031 - The proposed CASPN Homes Renovation project for necessary repairs on the existing CASPN Homes property, an essential 51-

See the comments below regarding storm water permits and let me know if you can assist.
Sent from my iPhone

Begin forwarded message:

From: Lin Whipkey <lwhipkey@ptrc.org>
Date: October 2, 2024 at 9:32:01 AM EDT
To: Robert Lawler <rlawler@asheboroha.org>
Cc: Michael Blair <mblair@ptrc.org>
Subject: FW: RE:25-E-0000-0031 - The proposed CASPN Homes Renovation project for necessary repairs on the existing CASPN Homes property, an essential 51-

Hi Bob:
Here are the State Clearinghouse responses for the project.
These comments are light, which is good news for our review.
-000043_DEQ comments cover wildlife, solid waste, and inactive hazardous sites.
-000130 - It mentioned several transportation projects around that area that may affect the project.
Please check with your architect for stormwater permits (DEQ at Page 5) to see if the work scope is needed.

Thanks,
Lin

 Project Coordinator

t : 336.904.0300

e: lwhipkey@ptrc.org | w: www.ptrc.org

a: Kernersville, NC 27284

-----Original Message-----

From: kadisha.molyneaux@doa.nc.gov <kadisha.molyneaux@doa.nc.gov>

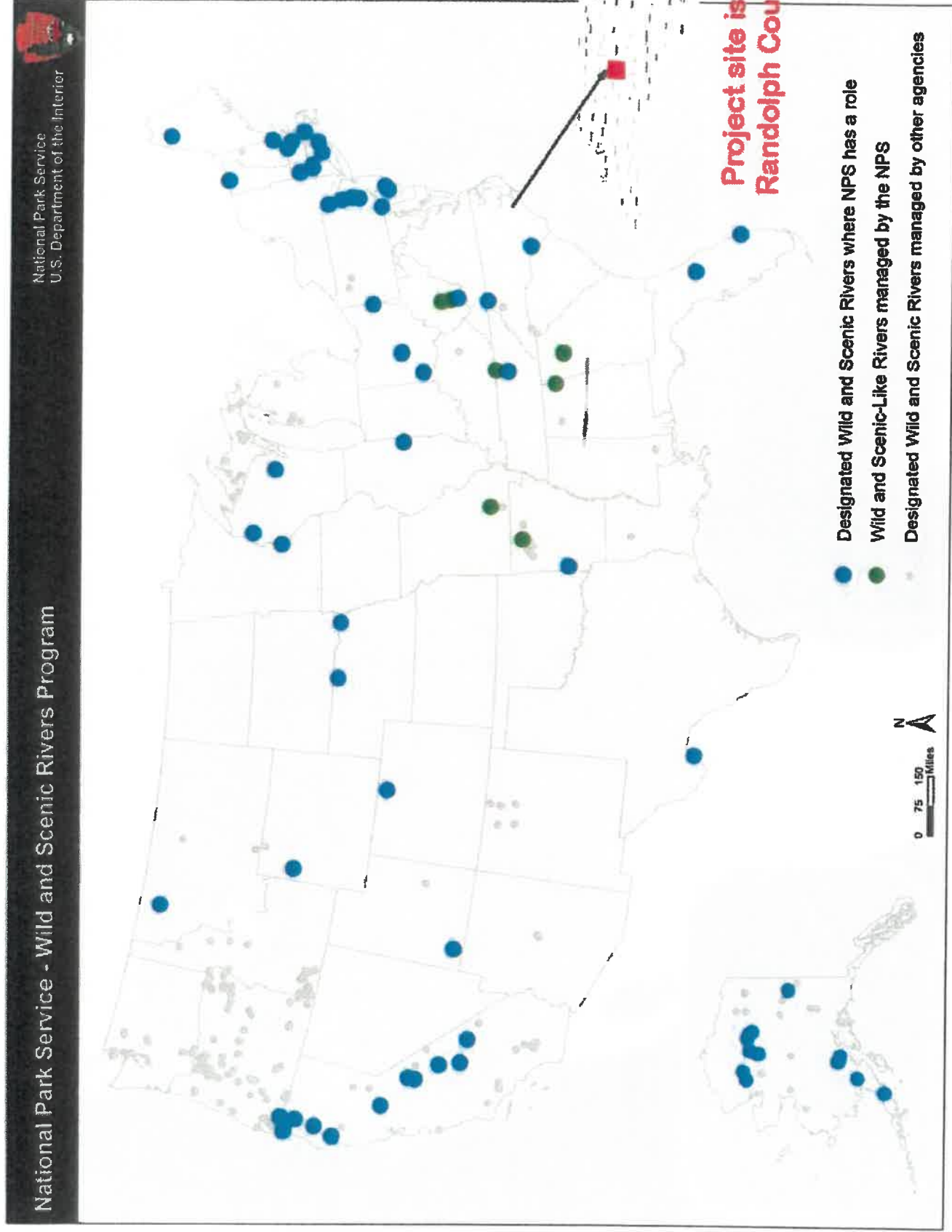
Sent: Monday, September 30, 2024 10:32 AM

To: Lin Whipkey <lwhipkey@ptrc.org>

Subject: RE:25-E-0000-0031 - The proposed CASPN Homes Renovation project for necessary repairs on the existing CASPN Homes property, an essential 51-

CAUTION: This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Please review the attached comments.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

August 30, 2024

MEMORANDUM TO: Crystal Best
NC State Clearinghouse
Administrative Building, 5th Floor, Room #5026

FROM: Sangwoo "Marty" Sung, Ph.D. 
Transportation Engineer
Western Piedmont Group, Transportation Planning Division

SUBJECT: 25-E-0000-0031

These are comments from the NCDOT – Transportation Planning Division regarding North Carolina State Clearinghouse of Administration Intergovernmental Review 25-E-0000-0031.

The NCDOT – Transportation Planning Division would like to make the applicant aware of the following 2024-2033 State Transportation Improvement Program (STIP) project is in proximity of the proposed project and may impact the study area:

2024-2033 STIP Line: U-6007: Construct right-turn lane on SR 2915, construct left-over at SR 1154 (Country club Drive) / SR 2800 (Atlantic Avenue), and reduce number of lanes from SR 2800 to South of SR 1453 (Walker Avenue) in Asheboro, NC.

2024-2033 State Transportation Improvement Program (STIP) project details can be found at:

<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=cb02f4f828974670ad01bb83be91b18c>

Please see the attached graphics for a better view of the proposal. If you have any further questions, please do not hesitate to contact me at 919-707-0917 or email at ssung@ncdot.gov.

Attachments:

2024-2033 State Transportation Improvement Program (STIP) project maps.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING DIVISION
1554 MAIL SERVICE CENTER
RALEIGH, NC 27699-1554

Telephone: (919) 707-0900
Fax: (919) 733-9794
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

2024-2033 State Transportation Improvement Program (STIP) Project Map(s) (Figure 1 and 2)

Figure 1.

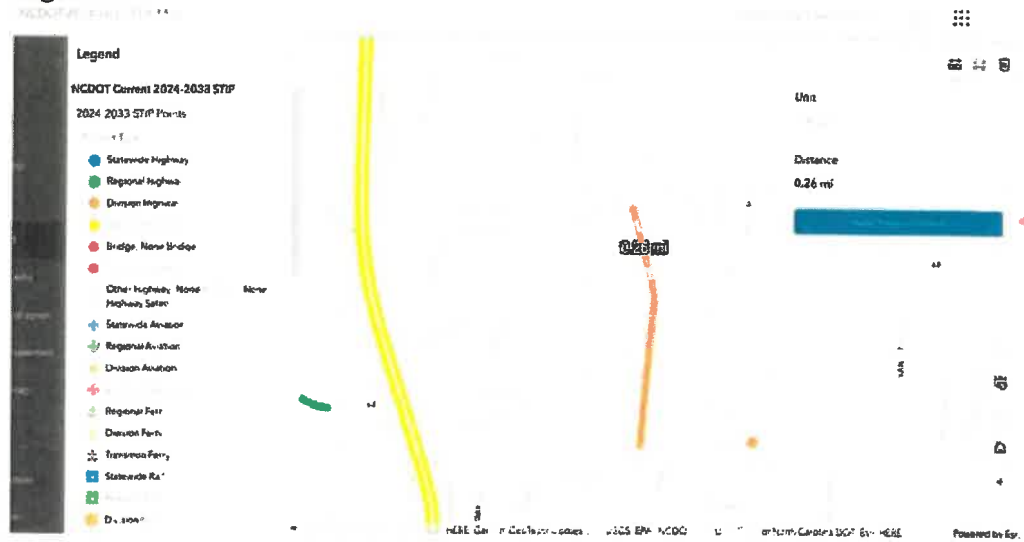


Figure 2.



End.

NEPAssist Report

CASPN

Map image expired. Please run analysis from the main page again and then click 'Save PDF' button.

Project Location	35.694789,-79.81784
Within 2.5 miles of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	yes
Within 2.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 2.5 miles of a Federal Land?	no
Within 2.5 miles of an impaired stream?	yes
Within 2.5 miles of an impaired waterbody?	yes
Within 2.5 miles of a waterbody?	yes
Within 2.5 miles of a stream?	yes
Within 2.5 miles of an NWI wetland?	Available Online
Within 2.5 miles of a Brownfields site?	no
Within 2.5 miles of a Superfund site?	no
Within 2.5 miles of a Toxic Release Inventory (TRI) site?	yes
Within 2.5 miles of a water discharger (NPDES)?	yes
Within 2.5 miles of a hazardous waste (RCRA) facility?	yes
Within 2.5 miles of an air emission facility?	yes
Within 2.5 miles of a school?	yes
Within 2.5 miles of an airport?	no
Within 2.5 miles of a hospital?	yes
Within 2.5 miles of a designated sole source aquifer?	no
Within 2.5 miles of a historic property on the National Register of Historic Places?	yes
Within 2.5 miles of a Chemical Data Reporting (CDR) site?	no
Within 2.5 miles of a Land Cession Boundary?	no
Within 2.5 miles of a tribal area (lower 48 states)?	no
Within 2.5 miles of the service area of a mitigation or conservation bank?	yes
Within 2.5 miles of the service area of an In-Lieu-Fee Program?	yes
Within 2.5 miles of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 2.5 miles of a Munitions Response Site?	no
Within 2.5 miles of an Essential Fish Habitat (EFH)?	no
Within 2.5 miles of a Habitat Area of Particular Concern (HAPC)?	no
Within 2.5 miles of an EFH Area Protected from Fishing (EFHA)?	no
Within 2.5 miles of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 2.5 miles of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 2.5 miles of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Lin Whipkey

From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Tuesday, August 27, 2024 10:40 AM
To: Lin Whipkey
Subject: RE: [External Sender] Project Environmental Review

CAUTION: This email originated from outside of the PTRC. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Lin,

Based on the project description you provided and my knowledge of the facility and proposed interior renovations, I do not anticipate significant impact to the environment or the city's provision of public services.

Please let me know if we can be of further assistance.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Tuesday, August 27, 2024 9:36 AM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: RE: [External Sender] Project Environmental Review

Good morning, Justin:
An email reply will be OK.

Thanks,
Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284



From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Monday, August 26, 2024 4:35 PM
To: Lin Whipkey <lwhipkey@ptrc.org>
Subject: RE: Project Environmental Review

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Good afternoon, Lin:

Thank you for the request. I'll consult with our applicable departments and be in touch. Do you need a response on city letterhead, or will an email suffice?

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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From: Lin Whipkey <lwhipkey@ptrc.org>
Sent: Monday, August 26, 2024 2:39 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Cc: Lin Whipkey <lwhipkey@ptrc.org>
Subject: Project Environmental Review

Good afternoon, Mr. Luck:

I am attaching a letter to request the environmental assessment for the project CASPN Home, 745 S. Church St, Asheboro, NC.

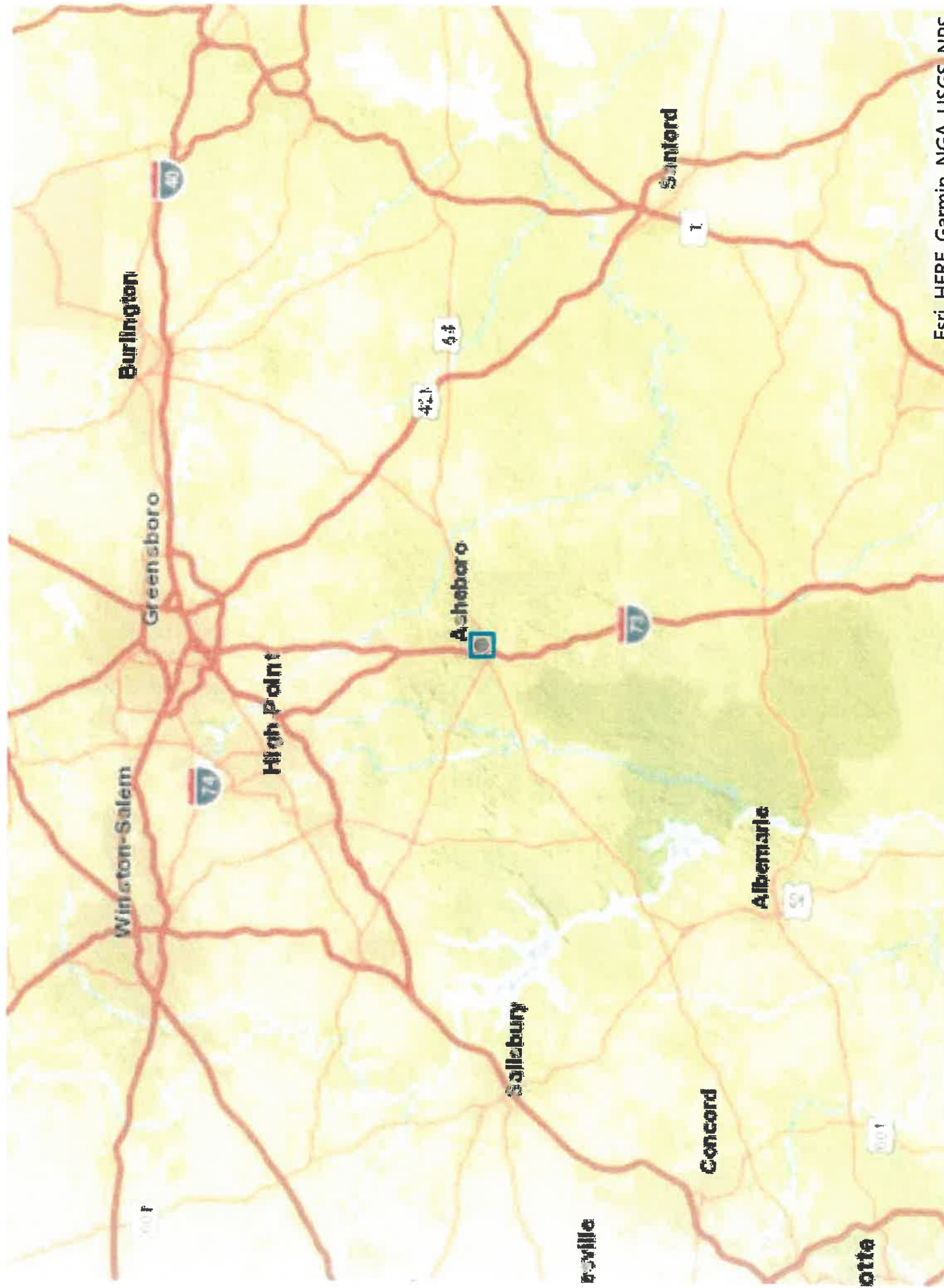
I am looking forward to hearing from you,

Lin



Lin Whipkey
CD Project Coordinator
t : 336.904.0300
e: lwhipkey@ptrc.org | w: www.ptrc.org
a: Kernersville, NC 27284







EJScreen Community Report

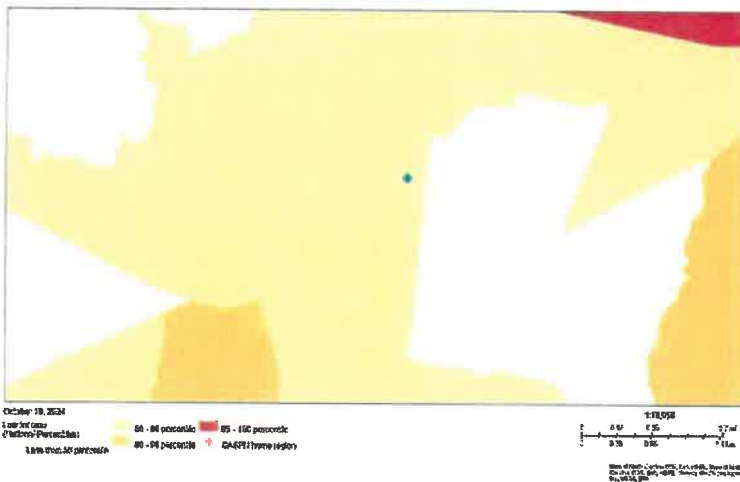
This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

CASPN home region

1 mile Ring Centered at 35.694528,-79.817348

Population: 6,741

Area in square miles: 3.14



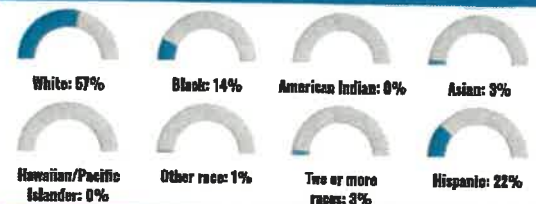
COMMUNITY INFORMATION



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	77%
Spanish	19%
French, Haitian, or Cajun	1%
Tagalog (including Filipino)	1%
Other and Unspecified	1%
Total Non-English	23%

BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

Report for 1 mile Ring Centered at 35.694528,-79.817348

Report produced October 18, 2024 using EJScreen Version 2.3

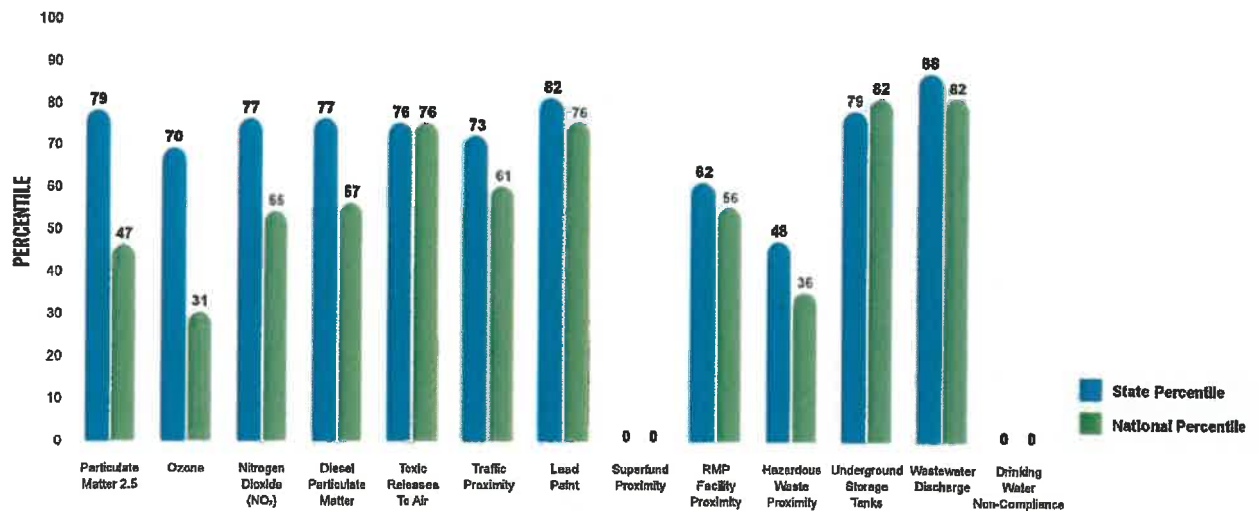
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

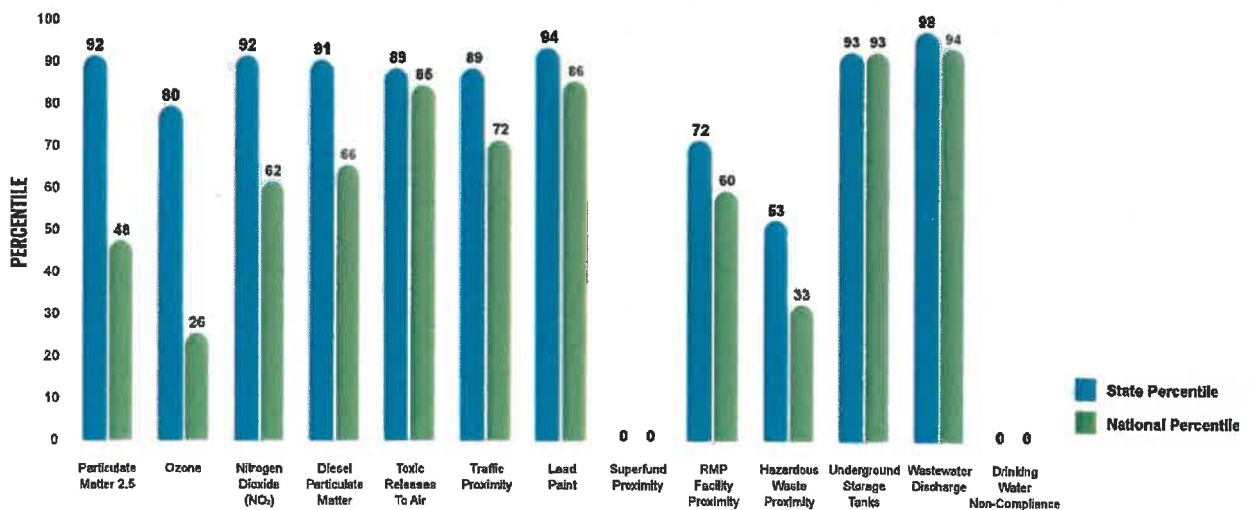
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 35.694528,-79.817348

Report produced October 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	7.47	6.99	69	8.45	28
Ozone (ppb)	53.8	54	51	61.8	15
Nitrogen Dioxide (NO_2) (ppbv)	6.4	5	76	7.8	37
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.131	0.102	72	0.191	40
Toxic Releases to Air (toxicity-weighted concentration)	1,300	3,100	62	4,600	63
Traffic Proximity (daily traffic count/distance to road)	650,000	690,000	63	1,700,000	45
Lead Paint (% Pre-1960 Housing)	0.41	0.17	88	0.3	68
Superfund Proximity (site count/km distance)	0	0.11	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.12	0.29	47	0.57	36
Hazardous Waste Proximity (facility count/km distance)	0.11	0.94	30	3.5	18
Underground Storage Tanks (count/km ²)	8.5	3.8	86	3.6	87
Wastewater Discharge (toxicity-weighted concentration/m distance)	4100	1300	95	700000	84
Drinking Water Non-Compliance (points)	0	0.58	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	1.55	N/A	N/A	1.34	65
Supplemental Demographic Index USA	2.35	N/A	N/A	1.64	85
Demographic Index State	1.68	1.49	63	N/A	N/A
Supplemental Demographic Index State	2.84	1.91	91	N/A	N/A
People of Color	43%	37%	62	40%	60
Low Income	37%	34%	59	30%	66
Unemployment Rate	3%	5%	51	6%	48
Limited English Speaking Households	12%	2%	95	5%	87
Less Than High School Education	21%	11%	84	11%	83
Under Age 5	5%	5%	56	5%	55
Over Age 64	20%	18%	64	18%	67

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/air-toxics-data-update>

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	5
Air Pollution	5
Brownfields	0
Toxic Release Inventory	7

Other community features within defined area:

Schools	5
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEIST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring Centered at 35.694528,-79.617348

Report produced October 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	22%	21%	61	20%	70
Heart Disease	7.3	6.1	70	5.8	79
Asthma	10.1	10.1	55	10.3	49
Cancer	7.1	6.5	64	6.4	62
Persons with Disabilities	22.2%	14.2%	90	13.7%	90

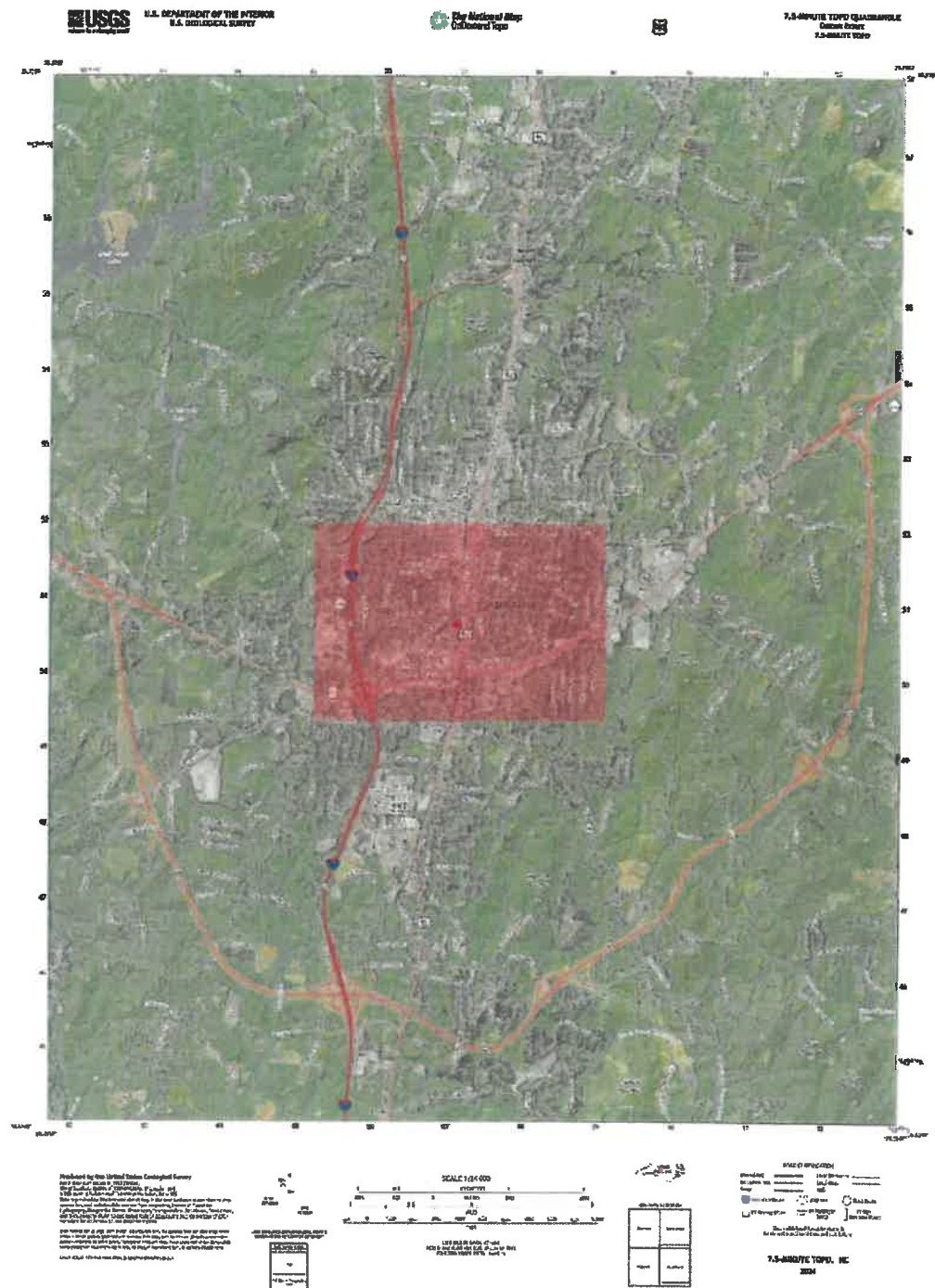
CLIMATE INDICATORS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	6%	10%	47	12%	47
Wildfire Risk	0%	9%	0	14%	0

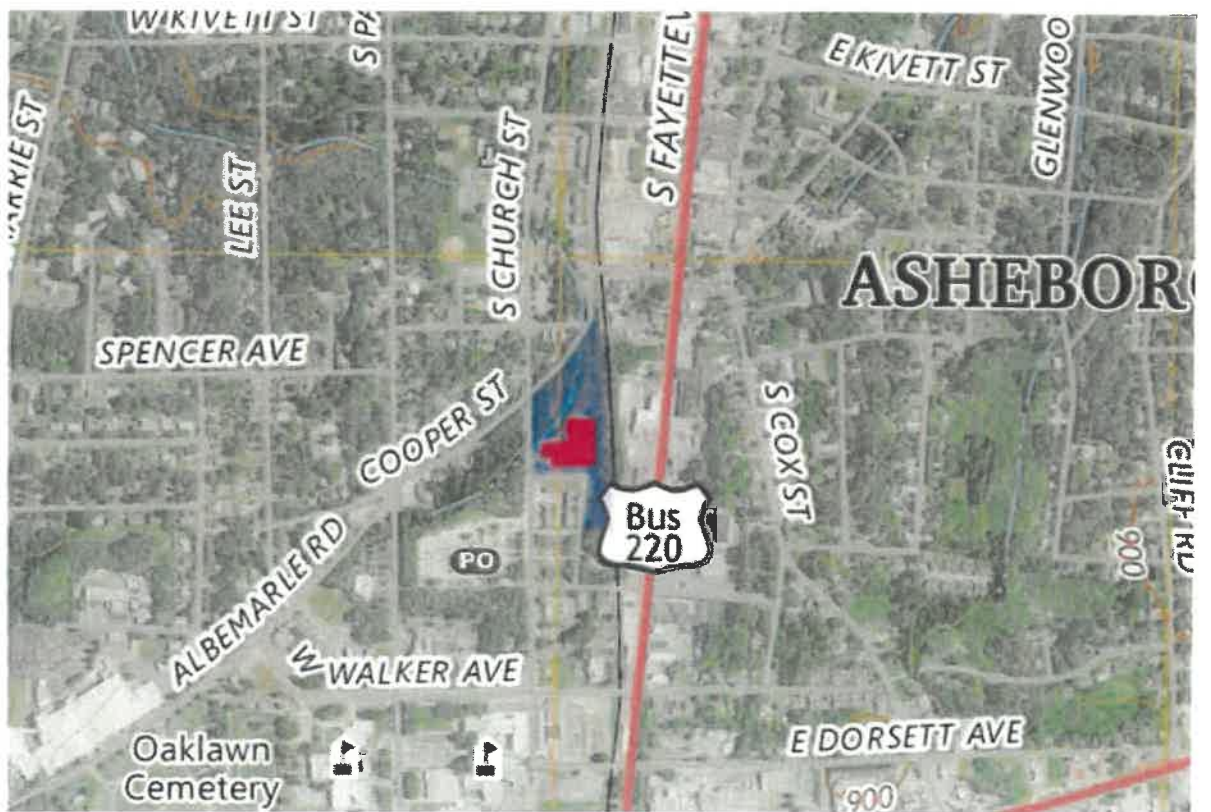
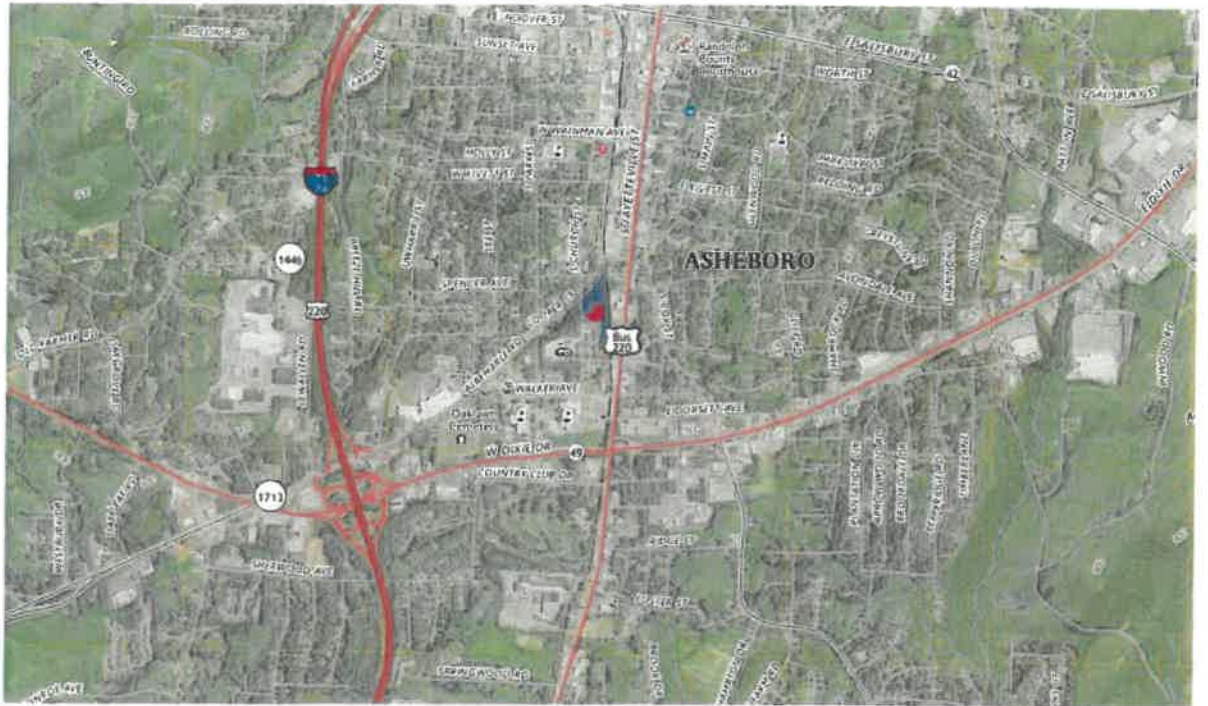
CRITICAL SERVICE GAPS					
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	20%	14%	71	13%	77
Lack of Health Insurance	16%	11%	83	9%	87
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 35.694528,-79.817348

Report produced October 18, 2024 using EJScreen Version 2.3

USGS Top Map





RADON SAMPLING SERVICES



CASPN HOMES SITE

945 SOUTH CHURCH STREET
ASHEBORO, NORTH CAROLINA 27203

ECS PROJECT NO. 49:25085-A

FOR: WAWMAN HOMES INC / CASPN HOMES

FEBRUARY 20, 2025





"One Firm. One Mission."

Geotechnical • Construction Materials • Environmental • Facilities

February 20, 2025

Mr. Robert Lawler
Wawman Homes Inc / Caspn Homes
PO Box 609
Asheboro, North Carolina 27204
rlawler@asheboroha.org

ECS Project No. 49:25085-A

Reference: Radon Sampling Services, Caspn Homes Site, 945 South Church Street, Asheboro, North Carolina

Dear Mr. Lawler:

ECS Southeast, LLC (ECS) is pleased to provide Wawman Homes Inc / Caspn Homes with the results of the above referenced Radon Sampling Services performed at the Caspn Homes Site located at 945 South Church Street in Asheboro, North Carolina. This report summarizes our observations, analytical results, findings, and recommendations related to the work performed. The work described in this report was performed by ECS in general accordance with the Scope of Services described in ECS Proposal Number 49:48792P and the terms and conditions of the agreement authorizing those services.

ECS appreciates this opportunity to provide Wawman Homes Inc / Caspn Homes with our services. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,

ECS Southeast, LLC

John O'Neil
Environmental Staff Project Manager
joneil@ecslimited.com
704-525-5152

Lindsey Thompson, REM
Environmental Principal
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NC Engineering No. F-1519 NC Geology No. C-553 SC Engineering No. 3239

ECS Florida, LLC • ECS Mid-Atlantic LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • ecslimited.com

"ONE FIRM. ONE MISSION."

EXECUTIVE SUMMARY

The property is developed with a three-story apartment building located at 945 South Church Street in Asheboro, Randolph County, North Carolina. Based on the information available, the building comprises 86,023 square feet of space and is situated on 3.96 acres of land. The building was reportedly constructed in 1997. Based on the EPA radon map, the subject building is located in Zone 3, which indicates the average indoor radon levels may be less than 2 pCi/L. The subject building was occupied at the time of the assessment.

Radon Evaluation

Between January 30 and February 3, 2025, Mr. John O'Neil, a certified radon measurement professional, performed the radon evaluation. Charcoal Adsorption Devices (CADs) were placed within residential units and commercial spaces within the structures and were exposed for 96 hours. The devices were retrieved and submitted (along with the required quality control samples) to Air Chek in Mills River, North Carolina for analysis. Additionally, two spike samples were submitted to the Kansas State University Radon Chamber and were subsequently submitted to Air Chek for analysis.

Based on the results, **no radon was detected at or above the EPA action level** of 4.0 picoCuries per liter of air (4 pCi/L).

The executive summary is an integral portion of this report, however, ECS recommends the report be read in its entirety.

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Appendix II: Certifications/Licenses

1.0 SITE DESCRIPTION

The property is developed with a three-story apartment building located at 945 South Church Street in Asheboro, Randolph County, North Carolina. Based on the information available, the building comprises 86,023 square feet of space and is situated on 3.96 acres of land. The building was reportedly constructed in 1997. Based on the EPA radon map, the subject building is located in Zone 3, which indicates the average indoor radon levels may be less than 2 pCi/L. The subject building was occupied at the time of the assessment.

2.0 PURPOSE

The following Radon Evaluation Summary Report documents the assessment conducted by ECS at the Caspn Homes Site property, located at 945 South Church Street, Asheboro, Randolph County, North Carolina, 27203, and was conducted in general accordance with the American National Standards Institute – American Association of Radon Scientists and Technologists (ANSI-AARST) Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings (MA-MFLB), after which is referred to as the “standard”. The evaluation was conducted to evaluate the facility in preparation for acquisition. The initial evaluation utilized Air Chek Pro charcoal adsorption devices (CAD), and was conducted between January 30 and February 3, 2025, with laboratory analysis conducted by Air Chek, Inc., located at 1936 Butler Bridge Rd, Mills River, North Carolina, 28759-3892.

Additional information pertaining to Radon and its associated hazards can be obtained from the United States Environmental Protection Agency (USEPA) at <https://www.epa.gov/radon>, and the South Carolina Department of Environmental Services (SCDES) website at <https://des.sc.gov/programs/bureau-air-quality/air-pollution/radon>.

ECS appreciates the opportunity to provide Wawman Homes Inc / Caspn Homes with the following report. If there are any questions, please contact one of the following Qualified Measurement Professional(s) responsible for the following specific portions of the evaluation.

	Device Placement and Quality Assurance/ Quality Control	Device Retrieval
Name	John O'Neil	John O'Neil
Address	1812 Center Park Dr # D Charlotte, NC 28217	1812 Center Park Dr # D Charlotte, NC 28217
Contact Details	E-mail: joneil@ecslimited.com Phone: (571) 510-5595	E-mail: joneil@ecslimited.com Phone: (571) 510-5595
Certification/ License Number	112684-RMP (expires March 31, 2026)	112684-RMP (expires March 31, 2026)



Signature		
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3.0 METHODOLOGY

ECS performed the authorized Scope of Services in general accordance with our proposal, standard industry practice(s) and methods specified by regulation(s) for the measurement of radon.

3.1 Radon

Mr. John O'Neil of ECS deployed Radon Air Chek (Pro Chek) test devices (kits) at the subject site on January 30, 2025. ECS returned on February 3, 2025, to retrieve the testing kits. Radon testing kits were placed in test locations throughout the lowest living areas within the buildings, as well as 10% of units on each upper floor. The test kits were retrieved after being exposed to ambient air for approximately 96 hours and were immediately placed in sealed shipping containers and delivered to Air Chek Radon Lab in Mills River, North Carolina. Spike samples were first submitted to the Kansas State University Radon Chamber and were subsequently submitted to Air Chek for analysis

Our understanding is that closed-house conditions were maintained for a minimum of 12 hours before collection of radon samples, and for the duration of sampling of 72 hours. Passive collection radon test kits were placed in the lowest-level occupied apartments. Samples were collected in 23 apartments and general offices. Additionally, one duplicate radon test kit was deployed per ten kits, one field blank for every 20 test kits, and two spike samples. A total of 58 test kits were submitted for laboratory analysis.

4.0 RESULTS

The following is a summary of laboratory results, findings and observations.

4.1 Summary of Measurement Results

The following Summary of Measurement Results is pertinent for further actions or procedures that may be required relative to mitigation decisions.

4.1.1 Upper Floors

No radon concentrations identified during this assessment on upper floors (identified as those that are not ground-contact units) exceeded the action level of 4.0 pCi/L or approximately 148 Bq/m³.

4.1.2 Follow-up Procedures

All units tested on the ground floor and upper floors were accessible at the time of the initial and post-mitigation surveys. No additional testing is required at this time.

4.1.3 Unoccupied Non-Residential Units

All appropriate conditioned non-residential ground-contact testing locations were evaluated during this assessment.

Radon Results

Kit Number	Location	Start Date	End Date	Results (+/- 0.3)
11964302	101	1/30/2025	2/3/2025	< 0.3
11964303	109 - Duplicate	1/30/2025	2/3/2025	< 0.3
11964304	108	1/30/2025	2/3/2025	< 0.3
11964305	102	1/30/2025	2/3/2025	< 0.3
11964306	105	1/30/2025	2/3/2025	< 0.3
11964307	Kitchen	1/30/2025	2/3/2025	< 0.3
11964308	104	1/30/2025	2/3/2025	< 0.3
11964309	103	1/30/2025	2/3/2025	< 0.3
11964310	110 - Blank	1/30/2025	2/3/2025	< 0.3
11964311	209	1/30/2025	2/3/2025	< 0.3
11964312	111	1/30/2025	2/3/2025	0.7
11964313	North Common Room	1/30/2025	2/3/2025	< 0.3
11964315	107	1/30/2025	2/3/2025	< 0.3
11964316	109	1/30/2025	2/3/2025	< 0.3
11964317	112	1/30/2025	2/3/2025	< 0.3
11964318	113	1/30/2025	2/3/2025	< 0.3
11964319	West Common Room	1/30/2025	2/3/2025	< 0.3
11964320	308 - Blank	1/30/2025	2/3/2025	< 0.3
11964322	207	1/30/2025	2/3/2025	< 0.3
11964323	106	1/30/2025	2/3/2025	< 0.3
11964324	110	1/30/2025	2/3/2025	< 0.3
11964325	113 - Duplicate	1/30/2025	2/3/2025	< 0.3
11964326	116	1/30/2025	2/3/2025	< 0.3
11964328	308	1/30/2025	2/3/2025	< 0.3

Kit Number	Location	Start Date	End Date	Results (+/- 0.3)
11964329	207 - Duplicate	1/30/2025	2/3/2025	< 0.3
11964330	114	1/30/2025	2/3/2025	< 0.3
11964331	117	1/30/2025	2/3/2025	< 0.3
11964332	115	1/30/2025	2/3/2025	< 0.3
11964339	office	1/30/2025	2/3/2025	0.6
11964340	313	1/30/2025	2/3/2025	< 0.3

No radon concentrations identified during this assessment exceeded the action level of 4.0 pCi/L or approximately 148 becquerels per cubic meter (Bq/m³).

4.2 Reliability of The Measurements

The following information outlines the reliability and shortcomings (if any) of the data obtained.

4.2.1 Quality Assurance Statements

Quality Control Measurements were completed based on the requirements in the standard, as outlined in the table below.

Unique Testing Combinations	Duplicate Requirements	Blank Testing Requirements*	Spike Testing Requirements**	QC Met?
25	Three	Two	Two	Yes

* - blanks include trip, office, and field blanks.

** - spike testing requirements were conducted for each lot of Air Chek-Pro Chek (device number AC-8201)

The following table outlines the QC tolerances for the specific QC type, with the included methodology utilized to "blind" the laboratory, therefore ensuring biased results were not obtained.

QC Type	Method
Duplicates	Identical Unit Number
Blanks	Identical Unit Number
Spikes	No Blinding

Duplicates

Device IDs	Location	Measurement 1 (pCi/L) [+/- Variance]	Measurement 2	Relative Percent Difference (RPD)	Allowable RPD based on Result****	QC Pass/Fail
------------	----------	--------------------------------------	---------------	-----------------------------------	-----------------------------------	--------------

11964303 and 11964316***	Unit 109	<0.3	<0.3	0%	+/- 1pCi/L	Pass
11964318 and 11964325***	Unit 113	<0.3	<0.3	0%	+/- 1pCi/L	Pass
11964322 and 11964329***	Unit 207	<0.3	<0.3	0%	+/- 1pCi/L	Pass

*** - both samples were listed as being from the same location within the unit. However, this is unlikely to affect the outcome of the laboratory analysis.

**** - If the average of a duplicate pair is less than 2 pCi/L (75Bq/m³), the warning limit is reached when there is a difference between the two results of more than 1pCi/L (37Bq/m³).

Blanks

Device ID	Measurement Result (pCi/)	Expected Result pCi/L	QC Pass/Fail
11964310	<0.3	<0.3	Pass
11964320	<0.3	<0.3	Pass

Spikes

Device ID	Measurement Result	Expected Result	QC Pass/Fail
11964351	40.4 +/- 3.2	36.2	Pass
11964301	42.6 +/- 3.4		Pass

4.2.2 Temporary Conditions

No temporary building conditions, such as vacant dwellings that were not operated under normal operating conditions, HVAC systems that operated with large amounts of outdoor air, minimal air handler activity, and/or adverse weather activity, were observed during the assessment.

4.2.3 Deviations from Protocol

No deviations from the protocol were observed that would lead to a known or suspected test that does not reflect occupant risk from radon.

4.3 Final Summary Report

The following summary report is provided based on the requirements of the Standard being completed.

4.3.1 Low Radon Concentrations

The following statement is a requirement of the Standard based on the analytical results obtained.

- Consider fixing the building if test results indicate radon concentrations greater than half the action level, (e.g. between 2 and 4 pCi/L).

4.3.2 Seasonal Reliability

The following statement is a requirement of the Standard based on the analytical results obtained.

- No seasonal reliability issues were identified during the assessment.

4.3.3 Post Mitigation

4.3.3.1 Mitigation Prior to Sample Completion

When multiple test locations in nearby dwellings or non-residential rooms indicate elevated radon concentrations, recommendations to mitigate are permitted prior to the completion of all planned test procedures.

If units with elevated radon concentrations (whether half, at, or over the action level) are to be mitigated prior to test completion, decisions on whether to mitigate are more fully informed once all testing is complete.

Additionally, unless otherwise directed, ECS will refrain from divulging the results of the evaluation to anyone other than the client, unless state regulations at the time of sampling require tenant notification.

4.3.3.2 Clearance Sampling

Sampling efforts to determine the effectiveness of an installed radon system shall be conducted in accordance with the NRPP Standard. Sampling for the effectiveness of mitigation efforts only in locations where elevated radon concentrations have been found shall be reported as performance tests, with observances that the testing is not conclusive for fully verifying if the building has been fixed.

4.3.3.3 Ongoing Operation, Maintenance, and Monitoring

If post-mitigation sampling indicates radon concentrations are below the action level, ECS recommends resampling every two years by a qualified measurement professional to document the continued mitigation system effectiveness.

If a radon mitigation system is installed or found in a building, an operation, maintenance, and monitoring (OM&M) manual should be created, and shall at a minimum include the following:

- Quarterly inspections to verify the operation of fans and other mechanical components;
- Sampling all buildings at the property at least every five years. All radon measurements shall be conducted in compliance with the standard. The clearance test procedure required includes sampling all ground-contact dwellings and non-residential rooms that are occupied or intended to be occupied; not less than 10% of dwellings and non-residential rooms on each upper floor; and any mitigated areas on upper floors;
- After post-mitigation clearance sampling, and in between five-year clearance sample events, sample all previously sampled locations for mitigated areas at nominally two-year intervals, to ensure continued effectiveness;

- It is permitted to suspend sampling at 2-year intervals where the required effectiveness of a mitigation system has consistently demonstrated for a period of not less than eight years, and such systems are:
 - Inspected quarterly to verify fan operation;
 - Inspected biennially for mechanical equipment performance and integrity;
 - All buildings at the property and mitigated areas are resampled every five years
- Each of these stewardship testing events includes mechanical inspections conducted by a qualified professional to verify the continued performance of equipment; and
- Sampling to verify continued effectiveness is to be conducted in conjunction with any sale of a building and after any of the following events occur:
 - New adjoining buildings, structures, or parking lots;
 - Building reconfiguration or rehabilitation;
 - A ground contact area not previously sampled is occupied or a building is newly occupied;
 - Heating or cooling systems are altered with changes to air distribution or pressure relationships;
 - Ventilation is altered by extensive weatherization efforts;
 - Sizeable openings to soil occur due to:
 - Groundwater or slab surface water control systems or sewer lines are added or altered (e.g., sumps, drain tiles, shower/tub retrofits, etc.) or
 - Natural settlement causes major cracks to develop;
 - Earthquakes, blasting, fracking, or formation of sinkholes nearby; or
 - An installed mitigation system is altered.

4.4 Summary Report Attachments

4.4.1 Sample Results Across the Buildings

The laboratory analysis report included in Appendix I includes the apartment number and location of sampling (inclusive of the blinded locations related to Quality Control samples).

4.4.2 Sample Conditions

The standard requires information regarding the prevailing conditions during the test included in Normative Appendix A of the standard. The following testing conditions relative to the zones contained in the standard were observed during sampling;

Outdoor Temperatures	Averages	Annual	Compared to	During The Test
		62°F		45°F
Operating Conditions	Heating Conditions	58%	Compared to	58%
	Cooling Conditions	25%		25%

	Mixed Conditions	16%		16%
Prevailing Operating Condition	Averages	Heating Conditions		Mixed Conditions
Conditions less likely to inhibit characterization of a radon hazard		Heating and air distribution systems active No variance in outdoor air ventilation	<i>Compared to</i>	Heating and air distribution systems active No variance in outdoor air ventilation

Fluctuations in radon concentrations are usually caused by either:

- Changes in the strength of indoor air pressure that draws soil gas into a building; or
- Changes in the volume of outside air entering a building.

Clear characterization of a radon hazard is more likely to occur when:

- Outdoor temperatures extend below 65 degrees Fahrenheit (or 18 degrees Celsius), at least intermittently, which causes natural indoor air pressures that draw in radon-laden soil gas into a building; and
- Heating or cooling distribution fans are at least intermittently active during a test.

Measurements more likely to reflect an occupant's exposure to radon are measurements conducted under conditions that most closely align with the buildings' operating conditions that prevail during the greatest amount of time each year.

4.4.3 Sample Notification

The sample notification was not supplied to ECS at this time.

4.4.4 Retention of Records

Records related to this report shall be maintained for at least six years after testing.

5.0 RECOMMENDATIONS AND REGULATORY REQUIREMENTS

Based on our understanding of the purpose of the Radon Sampling Services, the results of laboratory analysis, and our findings and observations, ECS presents the following recommendations.

5.1 Radon

ECS conducted a radon evaluation at the Caspn Homes Site apartment Complex, located at 945 South Church Street, Asheboro, Randolph County, North Carolina, 27203, and was conducted in general accordance with the standard. The evaluation was conducted as part of a financial transaction involving the subject property. The evaluation did not identify radon concentrations above the EPA's action level.

6.0 LIMITATIONS

The conclusions and recommendations presented within this report are based upon a reasonable level of assessment within normal bounds and standards of professional practice for a site in this particular geographic setting. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of the client. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and the client.

The reported radon levels are only reflective of conditions at the time of this sampling event and that these levels can vary over time, depending upon a number of conditions, including both building related and environmental factors (i.e., ventilation, occupancy, temperature and relative humidity etc.).

Our recommendations are in part based on federal, state, and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies, any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or federal requirements.

7.0 REFERENCES

American Association of Radon Scientists and Technologists, Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings 2023 (MA-MFLB).

American Association of Radon Scientists and Technologists, Radon Measurement Systems Quality Assurance standard 2023 (MS-QA).

National Oceanic and Atmospheric Association, National Weather Service, historical temperatures for Charleston, South Carolina, accessed November 11, 2024.

Appendix I: Radon Sample Results

Kit #	pCi/L	Hours	Started	Ended	Analyzed	NOTES	MST%	°F
11964302	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964303	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.5%	70
11964304	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964305	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964306	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964307	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964308	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.4%	70
11964309	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964310	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		2.0%	70
11964311	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.5%	70
11964312	0.7 ± 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.4%	70
11964313	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.5%	70
11964315	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.5%	70
11964316	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.4%	70
11964317	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964318	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964319	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964320	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.6%	70
11964322	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.4%	70
11964323	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		5.2%	70
11964324	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.3%	70
11964325	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		2.1%	70
11964326	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		2.0%	70
11964328	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		2.9%	70
11964329	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		2.9%	70
11964330	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964331	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.5%	70
11964332	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		3.7%	70
11964339	0.6 ± 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		4.4%	70
11964340	< 0.3	96	2025-01-30 @ 10:00 am	2025-02-03 @ 10:00 am	2025-02-05		5.3%	70

February 19, 2025

**** LABORATORY ANALYSIS REPORT ****

Pg 1 of 1

<u>Kit #</u>	<u>pCi/L</u>	<u>Hours</u>	<u>Started</u>	<u>Ended</u>	<u>Analyzed</u>	<u>NOTES</u>	<u>MST%</u>	<u>°F</u>
11964301	40.4 ± 3.2	48	2025-02-11 @ 8:00 am	2025-02-13 @ 8:00 am	2025-02-14		1.3%	71
11964351	42.6 ± 3.4	48	2025-02-11 @ 8:00 am	2025-02-13 @ 8:00 am	2025-02-14		1.3%	71

Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498

Appendix II: Certifications/ Licenses



John A O'Neil

Has satisfactorily fulfilled the requirements set forth by the
National Radon Proficiency Program and is therefore certified as a:

Radon Measurement Professional
with Standard Services

NRPP ID 112684-RMP
Issued On: 2024-03-28 Expires: 2026-03-31

Valid for specific activities or measurement devices,
which can be verified with NRPP. State and local
agencies may have additional requirements.



In witness Whereof,
I have subscribed my name as a
Representative of NRPP

A handwritten signature in black ink, appearing to read "Ashley Falco".

Ashley Falco
Chair, Certification Council

PHASE I ENVIRONMENTAL SITE ASSESSMENT



CASPN HOMES SITE

945 SOUTH CHURCH STREET
ASHEBORO, NORTH CAROLINA 27203

ECS PROJECT NO. 49:25085

FOR: WAINMAN HOMES, INC.

MARCH 3, 2025





ECS Southeast, LLC

Geotechnical • Construction Materials • Environmental • Facilities

"One Firm. One Mission."

March 3, 2025

Robert Lawler
Wainman Homes, Inc.
PO Box 609
Asheboro, North Carolina 27204

ECS Project No. 49:25085

Reference: Phase I Environmental Site Assessment Report, Caspn Homes Site, 945 South Church Street, Asheboro, Randolph County, North Carolina 27203

Dear Mr. Lawler:

ECS Southeast, LLC (ECS) is pleased to provide Wainman Homes, Inc. with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 49:48586P authorized on January 24, 2025 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Southeast, LLC

Tyler Watkins
Environmental Project Manager
twatkins1@ecslimited.com
336-856-7150

David E. Valentine, REM
Environmental Principal
dvalentine@ecslimited.com
704-525-5152

4811 Koger Boulevard, Greensboro, North Carolina 27407 • T:336-856-7150

NC Engineering No. F-1519 NC Geology No. C-553

ECS Florida, LLC • ECS Mid-Atlantic LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • ecslimited.com

"ONE FIRM. ONE MISSION."

Report Summary

Caspn Homes Site
945 South Church Street
Asheboro, North Carolina 27203

Report Section	No Further Action	REC	CREC	HREC	BER	Comment
<u>3.0</u> User Provided Information	✓					
<u>4.1</u> Federal ASTM Databases	✓					
<u>4.2</u> State ASTM Databases	✓					
<u>4.3</u> Additional Environmental Record Sources	✓					
<u>5.0</u> Historical Use Information	✓					
<u>6.0</u> Site and Area Reconnaissance	✓					
<u>7.0</u> Additional Services	✓					
<u>8.0</u> Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Tyler Watkins
Environmental Project Manager
March 3, 2025



David E. Valentine, REM
Environmental Principal
March 3, 2025

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EXECUTIVE SUMMARY

ECS Southeast, LLC (ECS) was contracted by Wainman Homes, Inc. to perform an ASTM International (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Caspn Homes Site (i.e., subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

Subject Property Location Information

Subject Property/Project Name	Caspn Homes Site
Address	945 South Church Street, Asheboro, Randolph County, North Carolina 27203
Parcel Number(s)	7750783637
Current Development(s) & Use	The approximate 3.96-acre subject property is developed with the Caspn Homes senior apartment complex. The subject property is developed with a three story apartment building that was constructed in 1997 and contains approximately 86,020 square feet. The building contains approximately 50 one-bedroom residential units, employee office areas, and resident common areas including a dining area, meeting room, lounge areas, and a kitchen. Common laundry rooms, storage rooms, and electrical rooms are located on each of the floors. Exterior portions of the subject property consist of paved parking areas, grass-covered land, landscaped areas, a picnic area, and wooded land. Streams run along the northwestern and northeastern property boundaries. An apparent utility easement runs through the eastern portion of the subject property.
Adjacent Area Uses	North: Wooded land, Hammer Avenue, and residences East: Railroad track followed by Full Force Paintless dent repair & collision and Christian United Outreach Center South: Caspn Drive followed by multi-family apartment buildings West: South Church Street followed by wooded land and residences



Conclusions

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Caspn Homes Site located at 945 South Church Street in Asheboro, Randolph County, North Carolina, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.6 of this report. This assessment did not reveal evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Recognized Environmental Condition (REC)	ECS did not identify evidence of RECs in connection with the Subject Property.
Controlled Recognized Environmental Conditions (CREC)	ECS did not identify evidence of CRECs in connection with the Subject Property.
Historical Recognized Environmental Conditions (HREC)	ECS did not identify evidence of HRECs in connection with the Subject Property.
Significant Data Gaps	ECS did not identify significant data gaps during the preparation of this Phase I ESA.

Recommendations

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	March 3, 2025
Date of Interview with Past and Present Owners and Occupants	January 30, 2025
Date of Recorded Environmental Cleanup Lien/AUL Search	Not provided or obtained
Date of Government Record Review Report	January 29, 2025
Date of Visual Inspection of Subject and Adjoining Properties	January 30, 2025
Earliest Date of Interviews, Lien/AUL Search, Record Reviews, and Inspections	January 29, 2025
Report Viability Date	July 28, 2025

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was neither contracted to obtain information on environmental liens or activity and use limitations (AULs) nor have we been provided with information on environmental liens or AULs for our review. It should be noted by the User of this report that if the User does not obtain AUL information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.0 INTRODUCTION

ECS was contracted by Wainman Homes, Inc. to perform an ASTM E1527-21, Phase I ESA of the Caspn Homes Site located at 945 South Church Street in Asheboro, Randolph County, North Carolina (i.e., subject property). A Site Location Map is provided in [Appendix I](#).

1.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- identify the presence or likely presence of hazardous substances and/or petroleum in, on, or at the subject property due to a release (defined by 42 United States Code (USC) 9601.22) and/or likely release; or under conditions that pose a material threat of a future release in accordance with ASTM E1527-21. (Note: presence or likely presence of hazardous substances or petroleum in, on, or at the subject property may originate from onsite or offsite sources);
- conduct all appropriate inquiries as defined by ASTM E1527-21 and 40 Code of Federal Regulations (CFR) Part 312; and,
- provide a professional opinion regarding recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs), as defined by ASTM E1527-21, in, on, or at the subject property.

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

This ESA was requested by Wainman Homes, Inc. in anticipation of site improvements and to satisfy federal grant requirements. Therefore, ECS understands that the purpose of the ESA is to identify likely sources of releases to assist the User with obtaining information for their financial/business decisions related to the subject property.

1.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual who qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Wainman Homes, Inc. to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Caspn Homes Site located at 945 South Church Street in Asheboro, Randolph County, North Carolina. ECS was not contracted to conduct additional services beyond the scope of a base ASTM E1527-21 Phase I ESA as part of this assessment.



1.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 7.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

ASTM E1527-21 indicates that findings are "...those features, activities, uses, and conditions that, in the judgment of the environmental professional, may indicate the presence or likely presence of hazardous substances or petroleum products at the subject property. Some findings, but not necessarily all findings, may be indicative of the presence of recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or *de minimis* conditions. All parts of the assessment work in concert, and all information identified during the assessment should be evaluated in an aggregated manner." Findings identified through this assessment are presented in [Section 9.1](#).

ASTM E1527-21 indicates that a hazardous substance is defined as "a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts: '(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).'"

1.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. Non-scope considerations or additional conditions such as asbestos, radon, wetlands, or suspected microbial growth were not assessed unless otherwise described in Section 7.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Wainman Homes, Inc.. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

1.5 Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Use of the subject property was generally documented back to 1950. Historical use of the subject property prior to 1950 could not be discerned based on reasonably ascertainable records reviewed. The ASTM E1527-21 standard requires review of reasonably ascertainable historical resources to develop a history of previous uses of the subject property, adjoining properties, and surrounding area from 1940 or first developed use, at intervals not to exceed five years. Review of reasonably ascertainable historical sources for this assessment has identified gaps in the historical record that exceeded five years during which the use of the subject property could not be discerned, which is considered a data failure per ASTM E1527-21. However, based on the other information obtained, this data failure would not be expected to alter the findings of this ESA, and is not considered to be a significant data gap.

Other significant data gaps that would be expected to limit ECS's ability to identify RECs or render a professional opinion concerning the subject property were not identified during this assessment.

1.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints.

Conditions that limited our ability to observe the subject property and/or identify RECs in, on, or at the subject property were not encountered while conducting this Phase I ESA.

The scope of this assessment was not intended to deviate from the ASTM E1527-21 Standard Practice unless otherwise noted within this report.

2.0 SUBJECT PROPERTY DESCRIPTION

A general description of the Subject Property is provided in the following Section. A Site Location Map is provided as **Figure 1**, a Topographic Map is provided as **Figure 2**, and a Site and Area Features Map is provided as **Figure 3** in [Appendix I](#).

2.1 Subject Property Location and Legal Description

Property/Project Name	Caspn Homes Site
Property Address	945 South Church Street
Property City, State	Asheboro, North Carolina
Property County	Randolph County
Number of Parcels	One
Property ID Number(s)	7750783637
Property Size	3.96 Acres
Property Owner of Record	Wainman Homes, Inc.
Property Legal Description	Not provided

2.2 Physical Setting and Hydrogeology

United States Geological Survey (USGS) Topographic Map

Quad Designation	Asheboro, North Carolina
Date	2022

Physical Settings

Geologic Province	Piedmont
Average Subject Property Elevation (in feet or meters)	Approximately 820 to 840 feet above mean sea level
General Sloping Direction	North-northwest
Bodies of Water	Cedar Fork Creek is located along the western boundary
Presumed Direction of Groundwater Flow	North-northwest
Presumed Hydrogeological Up-gradient Direction	South

**General Directions of Surface
Flow**

North-northwest

Regional groundwater flow in the immediate vicinity of the subject property is presumed to be generally to the north. Variances in hydrogeology and lithology may affect site-specific groundwater flow directions. Additionally, potential area influences such as microtopography, tidal changes, high capacity wells, nearby dewatering activities, karst conditions, below grade fill material, impermeable soils, etc. may impact site-specific groundwater flow directions. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

2.3 Current Use and Description of the Site

The subject property consists of an approximately 3.96-acre(s) parcel of land that is developed with the Caspn Homes senior apartment complex. The subject property is located in an area that can generally be described as residential and commercial.

3.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for recognized environmental conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Robert Lawler, representing Wainman Homes, Inc. (User of the report). Section 3.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

3.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

3.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA. If the activity use information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report. The User stated they were not aware of any AULs associated with the subject property.

3.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that they were not aware of commonly known environmental concerns related to the subject property.

3.5 Valuation Reduction for Environmental Issues

The User indicated that this assessment is not intended for a property transaction.

3.6 Owner, Property Manager, and Occupant Information

The User indicated that the property owner is Robert Lawler with Wainman Homes, Inc.

3.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

4.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal SEMS/ CERCLIS	0.5	No	0
Federal SEMS Archive/CERCLIS NFRAP	0.5	No	1
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Property and Adjoining Properties	No	8
Federal IC/EC	Subject Property Only	No	N/A
Federal ERNS	Subject Property Only	No	N/A

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (Superfund Equivalent)	1.0	No	3
State and Tribal Hazardous Waste Facilities	0.5	No	3
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	1
State and Tribal Leaking Tanks	0.5	No	20
State and Tribal Registered UST and AST	Subject Property and Adjoining Properties	No	8
State and Tribal IC/EC	Subject Property Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by EDR, and their report is dated January 29, 2025. ECS did not modify the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR. Additional information pertaining to database listings is provided within the EDR report in [Appendix III](#).

4.1 Federal ASTM Databases



4.1.1 Superfund Enterprise Management System Archive (SEMS Archive)/Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) No Further Remedial Action Planned (NFRAP)

CERCLIS sites designated as NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration. This database has been retired by the Environmental Protection Agency (EPA) and has not been updated since 2013, and sites formerly tracked on the CERCLIS NFRAP database are now tracked on the Superfund Enterprise Management System Archive (SEMS Archive) database.

The subject property did not appear on the SEMS Archive or CERCLIS NFRAP databases.

The database report identified one listing on the SEMS Archive or CERCLIS NFRAP databases within the designated search radius. ECS has reviewed the listing reported by EDR on the SEMS Archive or CERCLIS NFRAP databases. This off-site listing is reported more than 2,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listing is not indicative of a likely REC in, on, or at the subject property. Therefore, the listing was not considered a finding in this assessment.

4.1.2 Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Very small quantity generators (VSQG) (previously identified as conditionally exempt small quantity generators or CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The subject property did not appear on the RCRA database.

The database report lists eight properties within the designated search radius for this database. Six of these listings are discussed below:

Kizer Laundry DC760001, 1013 South Fayetteville Street. This listing is located approximately 360 feet southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. According to the EDR report and the US Environmental Protection Agency (EPA) Enforcement and Compliance History Online (ECHO) website, this facility was identified as a drycleaning and laundry facility. This facility was identified as VSQG of hazardous waste in 2023; a SQG of hazardous waste in 2016, 2017, 2018, 2019, and 2024; and, a LQG of hazardous waste in 2017 and 2018. RCRA violations were not identified associated with this facility.

According to the North Carolina Department of Environmental Quality (NCDEQ) file review, this facility operated as coin-operated laundry facility from at least 1966 to no later 1987. However, the Kizer facility operated with coin-operated drycleaner machines for approximately five years within that time period. Groundwater monitoring assessments have been conducted

at this site from 2018 to November 2023. According to the 2023 monitoring report, seven groundwater monitoring wells were sampled and analyzed for volatile organic compounds (VOCs). Laboratory analysis of the groundwater samples detected several target constituents including tetrachloroethylene (PCE) at concentrations exceeding their respective North Carolina 2L Groundwater Quality Standards (NC2LGWQS). However, laboratory analysis of the groundwater sample collected from the monitoring well (MW-5) located between the release and the subject property did not detect target constituents above the laboratory detection limits. Additionally, the calculated contamination plume does not appear to have extended beyond the property boundaries of this site.

Based on the distance from the subject property, the laboratory analysis of monitoring well MW-5, and the calculated contamination plume, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Asheboro Ford Lincoln Mercury, 911 South Fayetteville Street. This listing is located approximately 390 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. According to the EDR report and the US EPA ECHO website, this facility was identified as SQG of hazardous waste in 1998 and a nongenerator of hazardous waste in 2002. RCRA violations were not identified associated with this facility. Based on the generator status and lack of violations, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Lineage, 782 South Fayetteville Street. This listing is located approximately 630 feet north-northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

One Hour Martinizing, 706 South Fayetteville Street. This facility was identified on the EDR report with two listings. This listing is located approximately 750 feet north-northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Metlab Inc. Plant 6, 713 South Fayetteville Street. This listing is located approximately 950 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining two listings reported by EDR on the RCRA Generators database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the remaining offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the remaining listings were not considered as findings in this assessment.

4.2 State ASTM Databases

4.2.1 State Hazardous Substance Disposal Site (HSDS)

The State HSDS records are locations of uncontrolled and unregulated hazardous waste sites. The records include sites on the NPL as well as those on the state priority list.

The subject property did not appear on the State HSDS database.

The database report identified three listings on the State HSDS database within the designated search radius. ECS has reviewed the listings reported by EDR on the State HSDS database. These off-site listings are reported more than 2,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the listings were not considered as findings in this assessment.

4.2.2 State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The subject property did not appear on the SHWS database.

The database report identified three listings on the SHWS database within the designated search radius. ECS has reviewed the listings reported by EDR on the State HSDS database. These off-site listings are reported more than 2,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the listings were not considered as findings in this assessment.

4.2.3 Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks (ASTs), surface spills, and other sources.

The subject property did not appear on the State LUST database.

The database report lists 20 properties within the designated search radius for this database. Six of these listings are discussed below:

Dan Thomas Pontiac Inc., 930 South Fayetteville Street. This listing is located approximately 110 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. According to the NCDEQ file review, one 2,000-gallon heating oil UST was removed in October 1997. Two soil samples were collected at each end of the UST basin. Laboratory analysis of the soil samples detected gasoline range organics (GRO) and diesel range organics (DRO) at concentrations exceeding the state action levels.

One groundwater monitoring well (MW-1) was installed in the former UST basin. Laboratory analysis of the groundwater sample did not detect target constituents above the laboratory detection limits. Groundwater was encountered at 8 feet below ground surface (bgs)

A Limited Site Assessment (LSA) was completed in May 2000. One soil boring was advanced in the location of the highest concentration of petroleum constituents from the UST closure sampling. One soil samples was collected at a depth of 7 feet bgs. Laboratory analysis of the soil sample did not detected target constituents above the residential maximum soil contaminant concentrations (MSCCs).

One groundwater sample was collected from MW-1 during the LSA. Laboratory analysis of the groundwater sample did not detect target constituents above the laboratory detection limits.

A No Further Action (NFA) letter was issued by the State on August 31, 2000 for this incident. Based on the UST removal and the groundwater laboratory results, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Former Hammond Exxon, 957-961 South Fayetteville Street. This listing is located approximately 320 feet east-southeast of the subject property. This site is situated in a presumed cross to up-gradient hydrogeological position relative to the subject property. According to the NCDEQ file review, three USTs of unknown size/contents were reportedly removed in 1984. Two in-ground hydraulic lifts were left in place during the UST removal. Additionally, one 1,000-gallon gasoline UST was installed in 1985 and removed in 1997. UST closure documentation was not available for review at the time of this assessment. However, a Phase II ESA was completed at this site in 2019. Soil borings were advanced in the vicinity of the former USTs and hydraulic lifts. Laboratory analysis of the soil samples detected total petroleum hydrocarbons (TPH) at concentrations exceeding the state action levels in the area of the former UST system and the area of the hydraulic lifts.

A LSA was completed at this site in 2020 to address the former USTs and two in-ground hydraulic lifts. Two groundwater monitoring wells were installed in the vicinity of the former UST system and hydraulic lifts. Risk-based soil samples were collected during the installation of the monitoring wells. Laboratory analysis of the soil samples did not detect target constituents above the soil-to-groundwater or residential MSCCs. Laboratory analysis of the groundwater samples detected lead at a concentration below the North Carolina 2L Groundwater Quality Standards (NC2LGWQS).

A NFA letter was issued by the State on April 8, 2020 for this incident. Based on the distance from the subject property and the groundwater laboratory results, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Exprezit - Asheboro, 1102 South Fayetteville Street. This listing is located approximately 670 feet south-southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

The Pantry 118, 958 South Park Street. This listing is located approximately 750 feet west of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Harold Powell Property, 731 South Fayetteville Street. This listing is located approximately 780 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Metlab Inc. Plant 6, 713 South Fayetteville Street. This listing is located approximately 950 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining 14 listings reported by EDR on the State LUST database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the remaining offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the remaining listings were not considered as findings in this assessment.

4.2.4 Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

The subject property did not appear on the State UST database.

The database report lists 20 properties within the designated search radius for this database. Six of these listings are discussed below:

Dan Thomas Pontiac Inc., 930 South Fayetteville Street. This listing is located approximately 110 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. According to the NCDEQ file review, one 2,000-gallon heating oil UST was removed in October 1997. This listing is discussed further in the LUST list section above.

Vestal Motor Co. Inc., 911 South Fayetteville Street. This listing is located approximately 400 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. According to the EDR report, one 950-gallon gas UST and one 10,000-gallon fuel oil UST were installed in 1951 and removed in 1990. According to Mr. Ryan Bond with NCDEQ, the closure documentation for these USTs is not available for review. However, he mentioned a note in the NCDEQ system indicating that this was considered a clean closure. Based on the closure status and distance from the subject property, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

MCM Auto Sales, 959 South Fayetteville Street. This listing is located approximately 320 feet east-southeast of the subject property. This site is situated in a presumed cross to up-gradient hydrogeological position relative to the subject property. According to the EDR report, one 1,000-gallon gasoline UST was installed in 1985 and removed in 1997. This listing is discussed further in the LUST list section above (Former Hammond Exxon).

Exprezit! 803, 1102 South Fayetteville Street. This listing is located approximately 670 feet south-southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

The Pantry 118, 958 South Park Street. This listing is located approximately 750 feet west of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Metlab Inc. Plant 6, 713 South Fayetteville Street. This listing is located approximately 950 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Dixie Furniture Company, 728 South Fayetteville Street. This listing is located approximately 960 feet north of the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining listing reported by EDR on the State UST database. This other off-site listing is reported more than 1,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listing is not indicative of a likely REC in, on, or at the subject property. Therefore, the listing was not considered a finding in this assessment.

4.3 Additional Environmental Record Sources

4.3.1 Additional Non-ASTM Federal Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM federal databases researched for this assessment.

4.3.2 Additional Non-ASTM State Databases

4.3.2.1 Drycleaners

The Drycleaners database identifies potential and known drycleaning sites, active and abandoned.

The subject property did not appear on the State Drycleaners database.

The database report identified six listings on the State Drycleaners within the search radius utilized for this database. Five of these listings are discussed below:

Wash Dry, 133 East Taft Avenue. This listing is located approximately 360 feet southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. This listing is discussed further in the Federal RCRIS Generators section above (Kizer Laundry DC760001).

Kizer Automatic Self Service Laundry, 133 East Taft Avenue. This facility was identified on the EDR report with two listings. This listing is located approximately 360 feet southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. This listing is discussed further in the Federal RCRIS Generators section above (Kizer Laundry DC760001).

Asheboro Dry Cleaners, 706 South Fayetteville Street. This listing is located approximately 680 feet north-northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

One Hour Martinizing, 726 South Fayetteville Street. This listing is located approximately 750 feet north-northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining listing reported by EDR on the Drycleaners database. This other off-site listing is reported more than 1,000 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listing is not indicative of a likely REC in, on, or at the subject property. Therefore, the listing was not considered a finding in this assessment.

4.3.2.2 Manifest Information (MANIFEST)

The Manifest database contains information pertaining to hazardous waste manifest listings.

The subject property did not appear on the MANIFEST database.

The database report lists two properties within the designated search radius for this database. These listings are discussed below:

Kizer Laundry DC760001, 1013 South Fayetteville Street. This listing is located approximately 360 feet southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. This listing is discussed further in the Federal RCRIS Generators section above

One Hour Martinizing, 706 South Fayetteville Street. This facility was identified on the EDR report with two listings. This listing is located approximately 750 feet north-northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

4.3.2.3 Leaking Underground Storage Tanks (LUST TRUST)

The LUST TRUST database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

The subject property did not appear on the State LUST TRUST database.

The database report identified three listings on the State LUST TRUST database within the search radius utilized for this database. ECS has reviewed the listings reported by EDR on the State LUST TRUST database. These other off-site listings are reported more than 1,400 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the listings were not considered as findings in this assessment.

4.3.2.4 Incident Management Database (IMD)

The IMD is a database of groundwater and soil contamination incidents.

The subject property did not appear on the State IMD database.

The database report lists 20 properties within the designated search radius for this database. Seven of these listings are discussed below:

Dan Thomas Pontiac Inc., 930 South Fayetteville Street. This listing is located approximately 110 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. According to the NCDEQ file review, one 2,000-gallon heating oil UST was removed in October 1997. This listing is discussed further in the LUST list section above.

Vestal Motor, 911 South Fayetteville Street. This listing is located approximately 400 feet east of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. This listing is discussed further in the UST list section above.

MCM Auto Sales, 959 South Fayetteville Street. This listing is located approximately 320 feet east-southeast of the subject property. This site is situated in a presumed cross to up-gradient hydrogeological position relative to the subject property. According to the EDR report, one 1,000-gallon gasoline UST was installed in 1985 and removed in 1997. This listing is discussed further in the LUST list section above (Former Hammond Exxon).

Pantry #118, 958 South Park Street. This listing is located approximately 750 feet west of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Harold Powell Property, 731 South Fayetteville Street. This listing is located approximately 780 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Metlab Inc. Plant 6, 713 South Fayetteville Street. This listing is located approximately 950 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

Lexington Furniture Industries Plant 14, 728 South Fayetteville Street. This listing is located approximately 960 feet north of the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

ECS has reviewed the remaining 13 listings reported by EDR on the State IMD database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and relative topographic position, the remaining offsite listings are not indicative of a likely REC in, on, or at the subject property. Therefore, the remaining listings were not considered as findings in this assessment.

4.3.2.5 Solid Waste Recycling (SWRCY) Facilities

The Solid Waste Recycling Facilities database identifies sites considered to be recycling centers.

The subject property did not appear on the State SWRCY database.

The database report identified one listing on the SWRCY database within the designated search radius. ECS has reviewed the listing reported by EDR on the SWRDCY database. This off-site listing is reported more than 2,000 feet from the subject property. Based on the distance from the subject property and relative topographic position, the offsite listing is not indicative of a likely REC in, on, or at the subject property. Therefore, the listing was not considered a finding in this assessment.

4.3.3 Other Proprietary Databases

4.3.3.1 EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

The subject property did not appear on the EDR Historical Auto Stations database.

The database report identified three listings on the EDR Historical Auto Stations database within the search radius utilized for this database. These listings are discussed below:

Genes Exxon Service, 959 South Fayetteville Street. This listing is located approximately 320 feet east-southeast of the subject property. This site is situated in a presumed cross to up-gradient hydrogeological position relative to the subject property. According to the EDR report, one 1,000-gallon gasoline UST was installed in 1985 and removed in 1997. This listing is discussed further in the LUST list section above (Former Hammond Exxon).

Gant Oil Co., 1025 South Fayetteville Street. This listing is located approximately 360 feet southeast of the subject property. This site is situated in a presumed up-gradient hydrogeological position relative to the subject property. This listing is discussed further in the Federal RCRIS Generators section above (Kizer Laundry DC760001).

Martins Service Station, 735 South Fayetteville Street. This listing is located approximately 750 feet northeast of the subject property. This site is situated in a presumed cross-gradient hydrogeological position relative to the subject property. Based on the distance from the subject property and the groundwater flow direction inferred from the surface topography, it is ECS's opinion that this database listing is unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

4.3.4 Unmapped (Orphan) Facilities and Sites

Unmapped (orphan) properties are those that cannot be geocoded because location information in a regulatory database is not a conventional address or the database has insufficient location information. The EDR database report identified one property on the Orphan Summary List. Based on reasonably ascertainable location information, the listed orphan site is likely too distant to indicate a likely presence of hazardous substances and/or petroleum products in, on, or at the subject property due to a release. Therefore, the listed orphan site was not considered as a finding for this assessment.

4.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property.

Subject Property: The subject property was not listed in ASTM standard environmental databases.

Offsite Listings: Offsite listings that may be indicative of a presence or likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release were not identified.

5.0 HISTORICAL USE INFORMATION

Historical Source Availability

Years	Aerial Photos	Fire Insurance Maps	USGS Topographic Maps	City Directories	Other Source	Comment
Pre-1940						
1940-1944						
1945-1949						
1950-1954	1950					
1955-1959	1957		1957			
1960-1964	1961			1964		
1965-1969				1966		
1970-1974	1973		1970			
1975-1979						
1980-1984	1980 and 1983		1980, 1981, and 1983			
1985-1989						
1990-1994	1993		1994	1992		
1995-1999	1999			1995		
2000-2004				2000		
2005-2009	2006 and 2009			2005		
2010-2014	2012		2013	2010 and 2014		
2015-2019	2016		2016 and 2019	2017		
2020-2024	2020 and 2023 (Google Earth)		2022	2020		

Years	Aerial Photos	Fire Insurance Maps	USGS Topographic Maps	City Directories	Other Source	Comment
2025						

Copies of historical reports provided by EDR are included in [Appendix IV](#).

5.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The aerial photographs were obtained from EDR and Google Earth. Aerial photographs dated prior to 1950 were not reasonably ascertainable for review. The ECS review is dependent on the quality and scale of the photographs.

The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1950	Agricultural/grass fields with a road along the eastern boundary and residences in the southeastern portion	A road followed by residences and wooded land to the north; a railroad followed by agricultural/grass fields and commercial development to the east; agricultural/grass fields and residences to the south; and, agricultural/grass fields and wooded land followed by residences to the west	No
1957 and 1961	Similar to the 1950 photograph	Similar to the 1950 photograph with increased residential development to the north and west and increased commercial development to the east	No
1973	Similar to the 1961 photograph	Similar to the 1961 photograph with commercial development to the south	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1980 through 1993	Similar to the 1973 photograph with primarily wooded land	Similar to the 1973 photograph with increased commercial development to the south	No
1999	Multi-family residential structure consistent with the Caspn Homes senior apartment complex, paved parking areas and wooded land	Similar to the 1993 photograph	No
2006 through 2023	Similar to the 1999 photograph	Similar to the 1999 photograph with increased commercial development to the south	No

5.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical SanbornTM Fire Insurance Maps (Sanborns) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records.

5.3 Historical USGS Topographic Maps

Topographic maps are produced by the USGS for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The topographic maps were obtained from EDR. USGS topographic maps covering years produced in or after 2009 do not include a structural layer and, therefore, do not depict structures other than roadways and certain landmarks. Topographic maps dated prior to 1957 were not reasonably ascertainable for review.

The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1957	A road along the eastern boundary and residences in the southeastern portion. The subject property generally slopes to the north-northwest	A road and densely developed areas to the north; a railroad followed by structures to the east; structures and a road to the south; and, a road and wooded land followed by structures to the south. The adjoining properties generally slope to the north and northwest.	No
1970	Depicted in a densely developed area; structures not depicted	Similar to the 1957 map with areas to the east, south and west depicted as densely developed; structures not depicted	No
1980	The subject property is depicted as primarily wooded land; the map contains an aerial photograph and contour lines are not depicted	The surrounding area is depicted as undeveloped, residential, and commercial. The map contains an aerial photograph and contour lines are not depicted.	No
1981 through 1994	Similar to the 1970 map	Similar to the 1970 map with a structure to the southwest	No
2013 through 2022	Structure layer not depicted; topography consistent with the previous maps	Structure layer not depicted; topography consistent with the previous maps	No

5.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as city directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directory information is limited.

ECS reviewed city directories obtained from EDR. The subject property address utilized for the research was 945 South Church Street. The directories reviewed prior to 1964 did not provide listings for the subject property or surrounding area. Directories dated prior to 1964 were not reasonably ascertainable for review.

The following is a description of relevant information from the city directories:

Year(s)	Listed Occupants	Finding? (yes or no)
945 South Church Street - Subject Property		
2000 through 2017	Casphn Homes	No
917 South Church Street - Adjoining Property North		
2005 through 2014	Single-family residence	No
846 South Fayetteville Street - Adjoining Property East		
1964 through 2017	Single-family residence	No
928 South Fayetteville Street - Adjoining Property East		
2014 through 2020	Dan Thomas Body Shop (based on short duration of operations; not a finding or REC)	No
962 South Fayetteville Street - Adjoining Property East		
1995 through 2005	Piedmont Construction Co. and various realtor groups	No
2010	Therapeutic Alternatives	No
2020	Galax Trail Group Home	No
1009 South Church Street - Adjoining Property South		
1992 through 2020	Brittany House Apartments	No
1000 South Church Street - Adjoining Property West		
1992 through 2005	Single-family residence	No
2010 through 2017	Oxford House Asheboro	No

5.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Randolph County tax assessor online information, the subject property is owned by Wainman Homes, Inc.. The subject property is listed as a 3.96-acre parcel with an identification number of 7750783637. Additionally, the on-site building was reportedly constructed in 1997 and contains 86,023 square feet of space.

5.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with land title records.

5.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the subject property.

ECS contacted the Asheboro Building Inspections Department on February 7, 2025 to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. According to the representative, the Asheboro Building Inspections Department does not have records regarding outstanding code violations associated with the subject property. The subject property has only been inspected for permitted construction activities.

5.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions. ECS reviewed zoning/land use records obtained from the Randolph County GIS website. The subject property is currently zoned for residential (RA6) use.

5.9 Previous Reports

ECS was not provided with environmental or engineering assessment reports for the subject property completed by others, nor has ECS completed similar studies or prior assessments of the subject property.

5.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information. Copies of documents provided in response to these inquiries are included in [Appendix II](#).

5.10.1 Local Fire Department

ECS contacted the Asheboro Fire Department on February 7, 2025 to determine if they had historical information regarding environmental issues or responses at the subject property. According to the representative, the Asheboro Fire Department does not have records regarding environmental issues or responses at the subject property.

5.10.2 Local Health Department

ECS contacted the Randolph County Environmental Health Department on February 7, 2025 to determine if they had historical information regarding environmental issues or responses at the subject property. According to the representative, the Randolph County Environmental Health Department does not have records regarding environmental issues or responses at the subject property.

5.11 Historical Use Summary

According to historical research, the subject property consisted of agricultural/grass fields, single-family residences and a road from at least 1950 to no later than 1980. From at least 1980 to 1997, the subject property consisted of primarily wooded land with single-family residences and a road. The current apartment complex was developed in 1997 and has been occupied by Caspn Homes. Historical records prior to 1937 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The subject property was historically used as agricultural land. Such use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding past site history, that a past release of such substances had occurred. Therefore, the property's historical agricultural use was not considered as a finding for this assessment.

Our review of historical information for adjoining or nearby properties identified the area as originally residential that transitioned to residential and commercial in the 1960s.

Based on a review of the reasonably ascertainable historical sources described in this report, ECS did not identify historical features, activities, uses, and/or conditions that are considered findings for this assessment.

6.0 SITE AND AREA RECONNAISSANCE

6.1 Methodology

Ms. Olivia Richard of ECS conducted the field reconnaissance on January 30, 2025. ECS was accompanied during the reconnaissance by Mr. Bob Lawler with Asheboro Housing Authority. The weather at the time of the reconnaissance was approximately 55 degrees Fahrenheit and sunny. Observations were made from a walking reconnaissance around the perimeter, around the building, through the building, and along several transects across the subject property. Access or visibility limitations, if any, are discussed in [Section 1.6](#). A site map is included in [Appendix I](#). Subject property photographs are included in [Appendix V](#).

6.2 On-Site Features

6.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The subject property generally slopes from the south to the north. Stormwater appears to be controlled at the subject property via runoff and infiltration into permeable ground surfaces.

6.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy or usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

6.2.3 Current Uses

The approximate 3.96-acre subject property is developed with the Caspn Homes senior apartment complex. The subject property is developed with a three story apartment building that was constructed in 1997 and contains approximately 86,020 square feet. The building contains approximately 50 one-bedroom residential units, employee office areas, and resident common areas including a dining area, meeting room, lounge areas, and a kitchen. Common laundry rooms, storage rooms, and electrical rooms are located on each of the floors. The building is heated with electricity and is provided with municipal water and sanitary sewer services by the the City of Asheboro. Exterior portions of the subject property consist of paved parking areas, grass-covered land, landscaped areas, a picnic area, and wooded land. Streams are located along the northwestern and northeastern property boundaries. An apparent utility easement transects the eastern portion of the subject property.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment	✓	
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement	✓	
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons		✓
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials	✓	
Water/Wastewater Discharge	✓	
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)	✓	
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

Hazardous Substances and Petroleum Products in Connection with Identified Uses

General cleaning products are located throughout the residential units and storage closets.

Known or Suspect PCB-containing Equipment

A pad-mounted transformer is located at the southeastern corner of the building. The transformer appears to be owned and maintained by Duke Energy. A faded non-PCB label was observed on the transformer. Staining, which could be indicative of leakage, was not observed on the transformer or surfaces in the vicinity of the transformer.

Note that fluorescent light ballasts, caulk, paint, or other materials that may contain PCBs, and are located inside and are part of the building or structure, are outside the scope of this practice.

Stained Soil or Pavement

Various areas of *de minimis* staining, apparently resulting from leaks from temporarily parked vehicles, were observed throughout the paved parking areas.

Solid Waste Mounds or Non-natural Fill Materials

ECS observed surface trash consisting of discarded furniture, metal, and general household trash such as bottles, papers, and other plastics in the northern wooded land. General household trash was observed along the northeastern stream.

Water/Wastewater Discharge

A stormwater drainage area was observed to the north of the eastern paved parking lot. Staining was not observed in the drainage area.

Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)

A hydraulic elevator is located in the building. Hydraulic fluid is stored in an above ground reservoir located in the elevator equipment room adjoining the elevator shaft. Staining was not observed in the vicinity of the hydraulic fluid reservoir. Due to safety concerns and building operations, ECS did not view the bottom of the elevator shaft.

6.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a residential and commercial area of Asheboro, Randolph County, North Carolina.

Direction	Description	Relative Gradient	Finding? (yes or no)
North	Wooded land, Hammer Avenue, and residences	Up-gradient to cross-gradient	No
East	Railroad track followed by Full Force Paintless dent repair & collision and Christian United Outreach Center	Up-gradient	No

Direction	Description	Relative Gradient	Finding? (yes or no)
South	Caspen Drive followed by multi-family apartment buildings	Up-gradient	No
West	South Church Street followed by wooded land and residences	Cross-gradient	No

Pertinent features of environmental concern were not observed on adjoining or nearby properties during the site reconnaissance.

6.4 Site and Area Reconnaissance Summary

According to site observations and a review of adjoining and nearby properties, the subject property is utilized as a multi-family residential property. The subject property is located in a residential and commercial area of Asheboro, North Carolina. Details pertaining to on-site and off-site observations are referenced previously. ECS did not observe evidence of findings associated with current features, activities, uses, and conditions during the reconnaissance.

7.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope considerations, which are beyond the scope of this practice. Non-scope findings have the potential to be business environmental risks. Some of these non-scope considerations include asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and suspected microbial growth.

ECS was not contracted to assess non-scope considerations in conjunction with this assessment.

8.0 INTERVIEWS

Ms. Olivia Richard interviewed Mr. Bob Lawler with Asheboro Housing Authority, a property manager, during the site reconnaissance on January 30, 2025. He indicated that to his knowledge, the subject property was vacant prior to the construction of the current residential building around 1998. He indicated that a right-of-way for the City of Asheboro runs through the eastern portion of the subject property. He indicated that the building located on the subject property is heated with electricity and receives municipal water and sewer through the City of Asheboro. Mr. Lawler is not aware of water supply wells, septic tanks, or storage tanks associated with the subject property. He indicated that he is not aware of spills or releases from the hydraulic elevator equipment.

Mr. Lawler indicated that he is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. The information gained from such sources is included in [Section 5.10](#).

9.0 FINDINGS AND CONCLUSIONS

9.1 Findings and Opinions

While conducting this Phase I ESA, ECS did not identify **features, activities, uses, and/or conditions** that may indicate a presence or likely presence of hazardous substances or petroleum products at the subject property: (1) due to a release to the environment; (2) likely release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

9.2 Significant Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

9.3 De Minimis Conditions

The following *de minimis* conditions were identified by ECS during completion of this assessment:

- Various areas of *de minimis* staining, apparently resulting from leaks from temporarily parked vehicles, were observed throughout the paved parking areas.

9.4 Conclusions

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Caspn Homes Site located at 945 South Church Street in Asheboro, Randolph County, North Carolina, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.6 of this report. This assessment did not reveal evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Recognized Environmental Condition (REC)

ECS did not identify evidence of RECs in connection with the Subject Property.

Controlled Recognized Environmental Conditions (CREC)

ECS did not identify evidence of CRECs in connection with the Subject Property.

Historical Recognized Environmental Conditions (HREC)

ECS did not identify evidence of HRECs in connection with the Subject Property.

**Significant Data
Gaps**

ECS did not identify significant data gaps during the preparation of this Phase I ESA.

9.5 Recommendations

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.

10.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc., Certified Sanborn Map Report, dated January 29, 2025.

Environmental Data Resources, Inc., EDR Aerial Photo Decade Package, dated January 29, 2025.

Environmental Data Resources, Inc., EDR City Directory Image Report, dated January 30, 2025.

Environmental Data Resources, Inc., EDR Historical Topo Map Report, dated January 29, 2025.

Environmental Data Resources, Inc., EDR Radius Map Report, dated January 29, 2025.

Google Earth Aerial Photograph, dated 2023.

Randolph County GIS websites, accessed on January 29, 2025.

Interview with the Asheboro Building Inspections Department, dated February 7, 2025.

Interview with the Asheboro Fire Department, dated February 7, 2025.

Interview with the Randolph County Environmental Health Department, dated February 7, 2025.

North Carolina Department of Environmental Quality, Laserfiche WebLink, accessed on February 7, 2025.

Property manager interview with Mr. Bob Lawler, dated January 30, 2025.

US EPA Enforcement and Compliance History Online (ECHO) website, accessed February 7, 2025.

USGS Topographic Map, Asheboro, North Carolina Quadrangle, dated 2019.

Appendix I: Figures

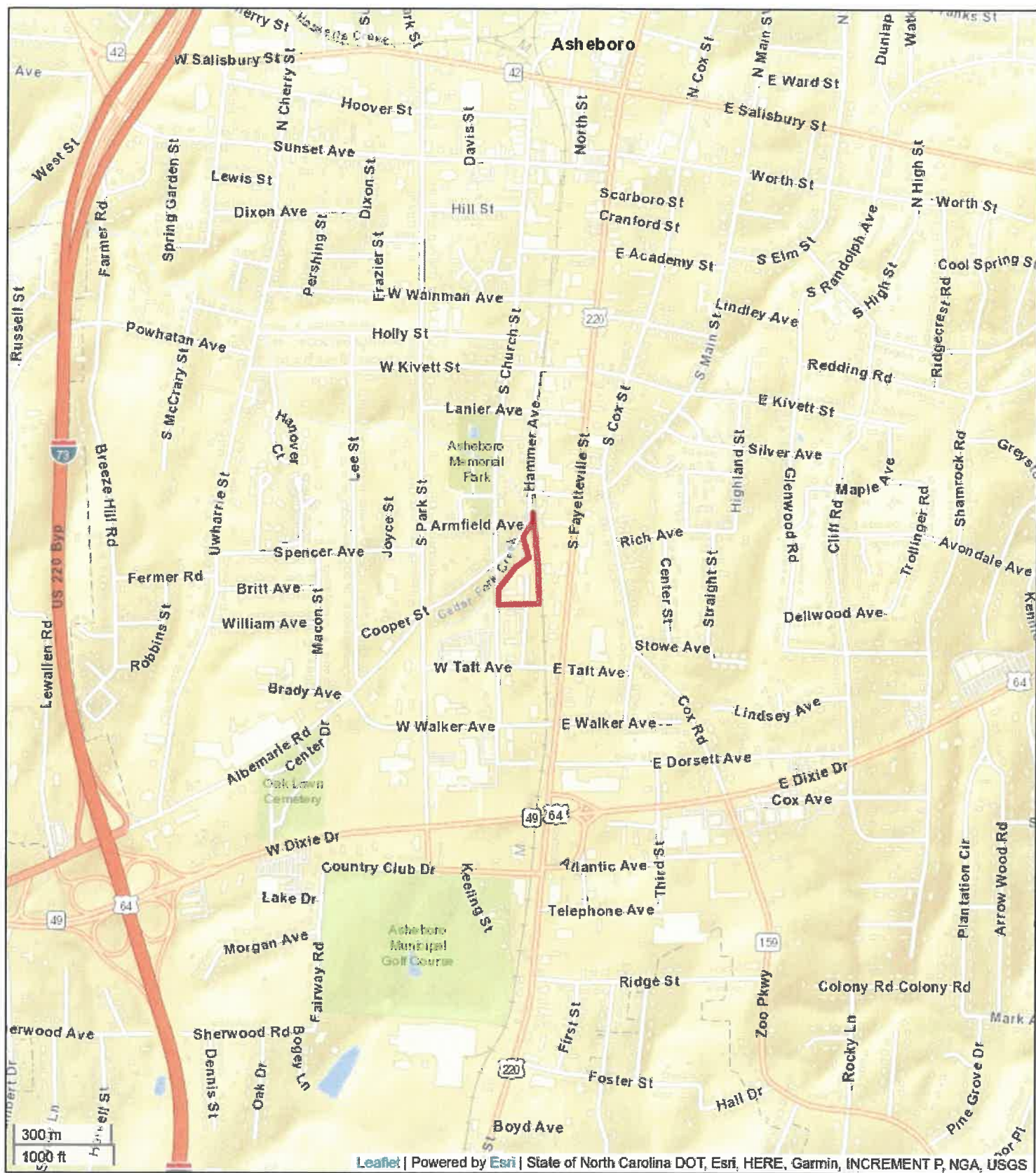


Figure 1

Site Location Map
 Caspn Homes Site
 945 South Church Street
 Asheboro, North Carolina 27203



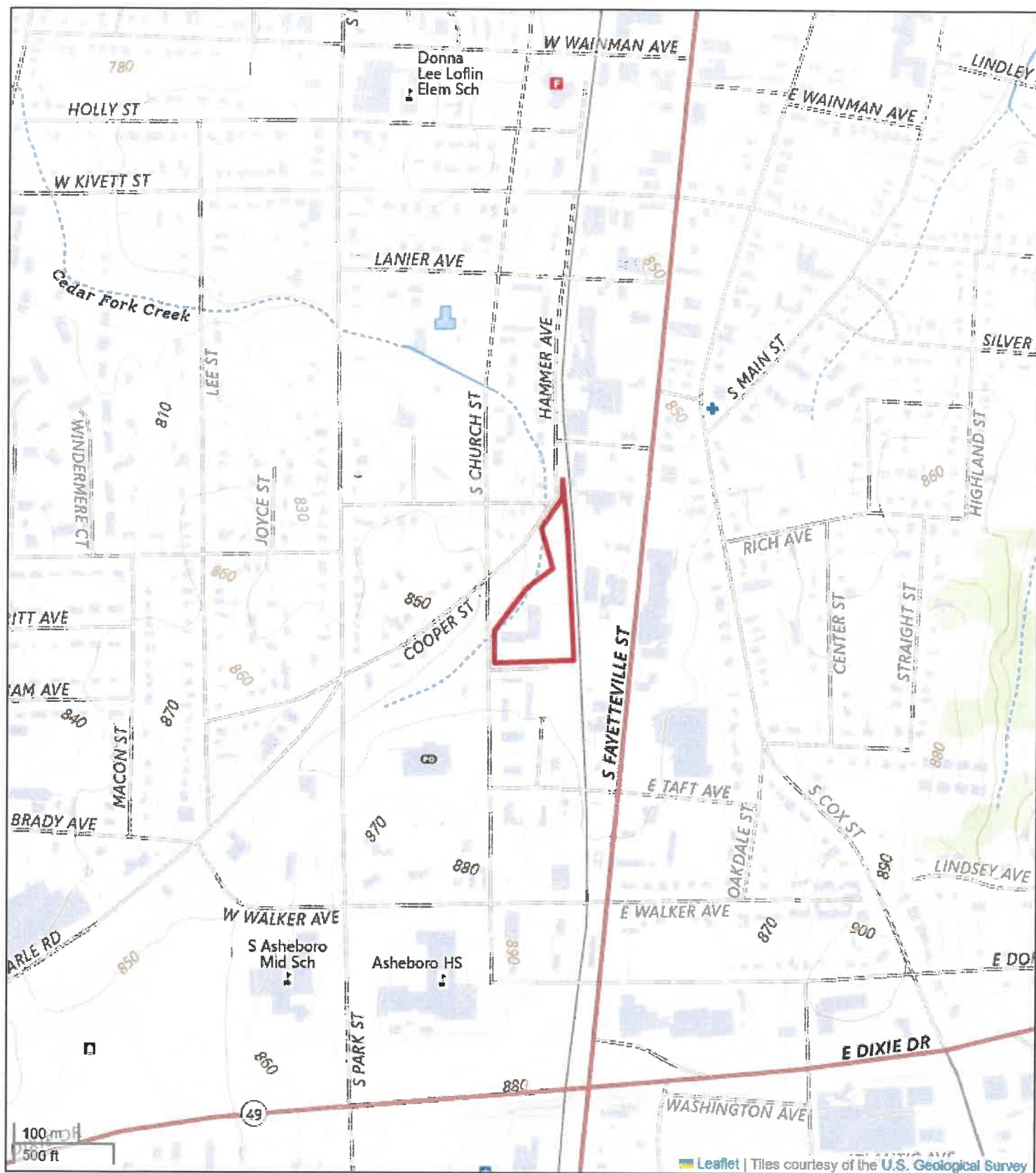


Figure 2
 USGS Topographic Map
 Caspn Homes Site
 945 South Church Street
 Asheboro, North Carolina 27203





Figure 3

Site and Area Features Map
 Caspn Homes Site
 945 South Church Street
 Asheboro, North Carolina 27203



Appendix II: Interviews, Correspondence and User Questionnaire



Environmental Questionnaire for User

Completion required for conformance with ASTM E1527-21. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: CASPN Homes

Name and Title of Person Completing Questionnaire (Please Print):

Robert Lawler

Signature of Person Completing Questionnaire:

Robert Lawler

Date: 01/24/25

Name of Your Company and Your Contact Number (Please Print):

WAWMAN Homes Inc (336) 629-4146

ASTM E1527-21 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed:

Required for CDBG federal grant for property improvements to CASPN Homes

Will you provide Property Title Records and a Legal Description to ECS?

Please select one: NO ☒ YES ☐

Will you provide a 50-year chain of title abstract to ECS?

Please select one: NO ☒ YES ☐

Please Send Information Promptly

- (1.) **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one: **NO** ☒ **YES** ☐

If yes, please explain: _____

- (2.) **Specialized knowledge** - As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please select one: **NO** ☒ **YES** ☐

If yes, please explain: _____

- (3.) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a.) Do you know the past uses of the property?

Please select one: **NO** ☒ **YES** ☐

If yes, please state uses: _____

- (b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one: **NO** ☒ **YES** ☐

If yes, please explain: _____

- (c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one: **NO** ☒ **YES** ☐

If yes, please explain: _____

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one: NO ☒ YES ☐

If yes, please explain: _____

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please select one: NO ☐ YES ☐ NA ☒ (not a purchase)

If no, please explain: _____

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one: NO ☒ YES ☐

If yes, please explain: _____

(5.) Parcel Property Owner(s) & Contact Number(s):

A. WAWMAN HOMES, INC. (336) 629-4146

B. _____

C. _____

D. _____

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: Robert Lawler (336) 629-4146

Occupant/Tenant: _____

Occupant/Tenant: _____

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Please select one: NO ☒ YES ☐

If yes, please explain: _____

Appendix III: Regulatory Records Documentation

945 S Church Street
945 S Church Street
Asheboro, NC 27203

Inquiry Number: 7883183.2s
January 29, 2025

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

945 S CHURCH STREET
ASHEBORO, NC 27203

COORDINATES

Latitude (North):	35.6947120 - 35° 41' 40.96"
Longitude (West):	79.8170060 - 79° 49' 1.22"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	607034.8
UTM Y (Meters):	3950533.5
Elevation:	829 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50021241 ASHEBORO, NC
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200603
Source:	USDA