



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: IHBGC-HUD-Duplexes-Eagle-Hill-SBIT

HEROS Number: 900000010461175

Start Date:

Estimated End Date:

Actual End Date:

Project Location: 10 Eagle Hill Road, Tokeland, WA 98590

Additional Location Information:

10 Eagle Hill Road is nearby address, project is located within the below coordinates which are approximately 1,200' northeast of the nearby address. A permanent address will be connected to this project after completion. (46 Degrees 43'53.17"N 124 Degrees 1'48.41"W)

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

The proposed development would include (2) two 1-acre residential lots and (2) duplex buildings for a total of (4) residential units. These lots are located at the intersection of Eagle Hill and Forest Road. Roadway infrastructure improvement would include additional improvements to Eagle Hill Road, TTP Route 34 Section 10 and Forest Road, TTP Route 3 Sections 10-30. The total road improvement would include 0.51 miles of 24-foot wide paved roadway with a 5-foot sidewalk on one side. Over 90% of the roadway will include vegetative filter strips per Washington Department of Ecology details on the downhill side of the roadway. To continue the effort made for utility extensions up Eagle Hill Road, this project will further develop the utilities and infrastructure to prepare the property for potential future community upland relocation developments. Utility infrastructure improvements would include electrical, water, telecommunications, and sewer. The development sites will also require storm water drainage, and water quality plans which all would be part of the site development and civil design plans. Direct and indirect impacts to identified critical areas will be avoided through the project design. The tribal goals for this upland development are designed to foster a positive relationship with the natural environment by not only limiting development, but also by implementing natural preservation and enhancement measures. Enhancing the health and livelihood of the critical habitat areas is a high priority for the Tribal Council and Tribal Community. Critical areas identified during the assessment of the project will call for conservation, preservation and enhancement measures. Acres of impact (limit of construction): 7.56 Acres Total Impervious surface: 1.72 Acres (Roof, Drives, Pavement, Sidewalk, and Curb) Length of vegetative filter strips: 2,514 LF Length of ditches, with & without riprap: 232 LF with riprap, 224 LF without riprap Number of outfalls (dispersion down the hill): 2 outfalls

Number and size of culverts: No culverts

Funding Information

Grant Number	HUD Program	Program Name	
23ICWA14180	Other	IHBG Competitive	\$6,167,683.00

Estimated Total HUD Funded Amount: \$6,167,683.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$6,167,683.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Wetlands Protection	The project will result in unavoidable permeant impacts to 0.02 acre of palustrine wetlands. These impacts will be mitigated through the transfer of 0.03 acre of mitigation credits from the SBIT Ghost Dike Advanced Wetland Mitigation Site.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	All geotechnical engineering recommendations for site preparation, including grading, drainage, embankment and sidewalk construction, will be incorporated into project design and construction according the Preliminary Geotechnical Engineering Report. A qualified geotechnical professional will observe earthwork and subgrade preparation to verify compliance with recommendations.
Permits, reviews, and approvals	Section 404 Nationwide permit from the US Army Corps of Engineers Biological Opinion from the US Fish and Wildlife Service

Project Mitigation Plan

The mitigation plan for this project consists of two primary elements. The first is the successful transfer of wetland mitigation bank credits which will be overseen by SBIT Tribal biologist Austin Mathews. The Senior Construction Manager, Sam Hyatt with Wenaha Group, will be responsible for ensuring that project agreements and specifications are followed during project construction.

Determination:

☐	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
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☐	Finding of Significant Impact
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Preparer Signature: *Austin McCloskey* Date: 9/25/26

Name / Title/ Organization: Austin McCloskey / / Shoalwater Bay Indian Tribe

Certifying Officer Signature: *Quinton Swanson* Date: 9-25-26

Name/ Title: Quinton Swanson, chairman

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).