



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Site-Specific Checklist

Project Information

Project Name: Home Repair Program

Responsible Entity: City of Houston, Housing & Community Development Dept.

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Texas/Houston

Preparer: David Alfaro, Environmental Investigator IV

Reviewer Name and Title: Melissa Lahey, Environmental Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: hcdenvironmental@houstontx.gov

Project Location: 11223 Vailview Dr, Houston, TX 77016

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

The work on this house is part of the Home Repair Program – and entails Reconstruction.

A Tier I Broad Environmental Assessment was completed for the Single-Family Home Repair Program - CDBG for rehabilitation and reconstruction activities. The Authority to Use Grant Funds was approved on January 8, 2020. Please note supplemental reviews have been completed for this AUGF for additional grant years as funding has become available.

The goal in the HRP is to address repairs to alleviate threats to health, life, and safety hazards resulting from substandard conditions. We target homes owned and occupied by households earning no more than 80 % of Area Median Family Income.

Our program is not limited to low- and moderate-income elderly (62 or older) and disabled homeowners, but to also give priority to homes of employed applicants with minors, and unemployed applicants providing full-time care to disabled household members.

1. Tier III - Reconstruction
 - a) Those costing excess of \$80,000

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This location is outside of the HUD required search distances for civilian airports (2,500 feet) and military airports (15,000 feet). This project will be performed in zip code 77016, outside the zip codes in the airport clear zones. As far as airports are concerned, the affected areas include zip codes 77017, 77032, 77034, 77059, 77061, 77062, 77073, 77075, 77338, 77396, and 77598.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The subject site is located outside of the floodway, the 100-year floodplain and the 500-year floodplain; flood insurance is not required by HUD federal regulations. 11223 Vailview Dr. appears to be Zone X-unshaded, FEMA Flood Panel No. 48201C0495L, effective date 6/18/2007. There is no evidence of preliminary or pending flood hazard changes for the property. See attached Flood Map Changes Viewer.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	While parts of Harris County do lie within the boundaries of the Coastal Zone, the subject property is not within those boundaries. Please refer to attached map.

<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>During a site visit to the subject property on 10/31/2024, no evidence of prior use as a gas station, dry cleaner, motor vehicle repair facility, printing facility, photo lab, junkyard or waste treatment, storage, or disposal facility such as sign posts, abandoned or inoperable pumps, store fronts, or dilapidated car storage was observed. There were no apparent industrial drums on the site or adjoining properties. There is no evidence to suggest fill dirt has been brought onto the site from another location. No pits, ponds, lagoons, stained soil, or discolored water was observed. There was no distressed vegetation (lawn) observed at any of the homes in the area. There were no visible vents or fill pipes observed on the site or adjoining site other than the one connected to the city water meter which does not appear to pose any environmental risk of note. No chemical odors were detected during the site visit. A copy of the site-specific field contamination and ecological checklist is included. The water is supplied by a municipal water purveyor. The area is mixed-use properties, including residential and commercial.</p> <p>The subject property is a single-family home in a residential neighborhood with normal conditions, it has no apparent visible signs of on-site or off-site contamination, and no unusual odors were noted. The drainage running along the front of the property was free and clear. The surrounding properties were single family homes or commercial facilities with no signs of industrial activity. The subject property is clear of environmental concerns.</p> <p>Using NETROnline and a search for EPA, State, and Tribal Equivalent listed facilities - < ¼, ½ and/or 1-mile radius of the site was performed. A search of the TCEQ Central Registry did not indicate the presence of PSTs on or adjacent to the subject property. The</p>
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		<p>NETROnline search did not show any facility with environmental concerns.</p> <p>A copy of the NETROnline environmental radius report is included along with a radius map showing the relative location of the subject property to the abovementioned facilities.</p> <p>Due to the age of this property, testing for lead-based paint and asbestos will be required, along with any necessary abatement and/or disposal of these substances as required by all applicable state, local, and federal rules, and regulations.</p> <p>According to data from the CDC's National Environmental Public Health Tracking Network and Texas Tech's Texas Radon Group, mean and median pre-mitigation radon levels in single-family first floor living areas in Harris County are between 0 and <2 pCi/L, which is well below the threshold for mitigation. However, single-family properties with basements in Harris County show a mean radon level of >8 pCi/L, which is significantly above the threshold and requires mitigation.</p> <p>According to data supplied by the CDC and Texas Tech, single-family properties without basement areas within Harris County will not require mitigation. However, properties with basement areas will require additional testing and potential mitigation.</p> <p>Since the property under review does not contain a basement nor is a basement proposed during reconstruction, additional testing and mitigation are not required at this time. Should a basement area be constructed during this project, radon reduction best practices must be included during construction and the property should be tested for radon before becoming occupied. Any radon tests should be conducted in rooms that</p>
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		<p>are living spaces, such as bedrooms, living rooms, or studies. If the test results are more than 4 pCi/L, a Soil Gas Mitigation Professional or a Qualified Contractor must be contacted to discuss the test results. If test results are consistently high enough, a mitigation system may be necessary.</p> <p>No environmental issues are foreseen, but in the event that any unexpected environmental conditions are discovered after closing/in the course of development, any ongoing work will need to cease until successful cleanup/mitigation of the unexpected environmental condition takes place, after which work can resume. HCDD environmental must be notified as soon as any such discovery is made so that the project can be re-evaluated.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject property is located outside of the floodway and floodplain. Floodplain Management regulations are not applicable. See attached flood map.</p> <p>11223 Vailview Dr. appears to be Zone X-unshaded, FEMA Flood Panel No. 48201C0495L, effective date 6/18/2007.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A request for Section 106 review was sent to the Texas Historical Commission (THC) on October 31, 2024. The THC responded November 5, 2024, and made the following statement:</p> <p>Above-Ground Resources</p> <ul style="list-style-type: none"> Property/properties are not eligible for listing in the National Register of Historic <p>Archeology Comments:</p> <ul style="list-style-type: none"> No historic properties affected. However, if cultural materials are encountered during construction or disturbance activities, work should cease in the

		<p>immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains.</p> <p>Please see attached letter.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>See attached noise evaluation. 11223 Vailview Dr. is located less than 1,000 feet from a major thoroughfare, and more than 3,000 feet from a rail line. While the nearest airport (Bush) is less than 15 miles from the site and has been considered, its noise levels are below the elevated (i.e. 60 decibels (dB)) noise levels shown in the noise contour maps. Streets were determined to be major thoroughfares based on the Consolidated Transportation Planning Maps from the City of Houston's Planning & Development Dept.</p> <p>Noise levels at 11223 Vailview Dr. have been calculated at 44 dB which is ACCEPTABLE. Noise mitigation will not be required during construction.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project area does not lie within or near a wetland, according to National Wetland Inventory (NWI) maps.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>While this site may potentially have the presence for asbestos, testing will take place, and abatement and proper disposal will be conducted as needed during demolition/reconstruction. Since all environmental issues are being addressed through mitigation as needed, issues regarding environmental justice are not foreseen.</p>

Field Inspection (Date and completed by): October 31, 2024, David Alfaro, Environmental Investigator

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

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

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances	<p>Due to the age of this property, testing for lead-based paint and asbestos will be required, along with any necessary abatement and/or disposal of these substances as required by all applicable state, local, and federal rules and regulations.</p> <p>Since the property under review does not contain a basement nor is a basement proposed during reconstruction, additional testing and mitigation are not required at this time. Should a basement area be constructed during this project, radon reduction best practices must be included during construction and the property should be tested for radon before becoming occupied. Any radon tests should be conducted in rooms that are living spaces, such as bedrooms, living rooms, or studies. If the test results are more than 4 pCi/L, a Soil Gas Mitigation Professional or a Qualified Contractor must be contacted to discuss the test results. If test results are consistently high enough, a mitigation system may be necessary.</p> <p>No environmental issues are foreseen, but in the event that any unexpected environmental conditions are discovered after closing/in the course of development, any ongoing work will need to cease until successful cleanup/mitigation of the unexpected environmental condition takes place, after which work can resume. HCDD environmental must be notified as soon as any such discovery is made so that the project can be re-evaluated.</p>
Historic Preservation	<p>No historic properties affected. However, if cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains.</p>

Preparer Signature:

David Alfaro

Date: 11/6/2024

Name/Title/Organization: David Alfaro, Environmental Investigator IV, City of Houston,
Housing & Community Development Dept.

Reviewer Official Signature:

Melissa Lahey

Date: 11/6/2024

Name/Title: Melissa Lahey, Environmental Manager, City of Houston, Housing & Community
Development Dept.

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



11223 Vailview Dr

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

11223 Vailview Dr, Houston, TX 77016

Suggest an edit on 11223 Vailview Dr

Add a missing place

Add your business

Photos



Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

George Bush Intercontinental Airport

5.29 mi

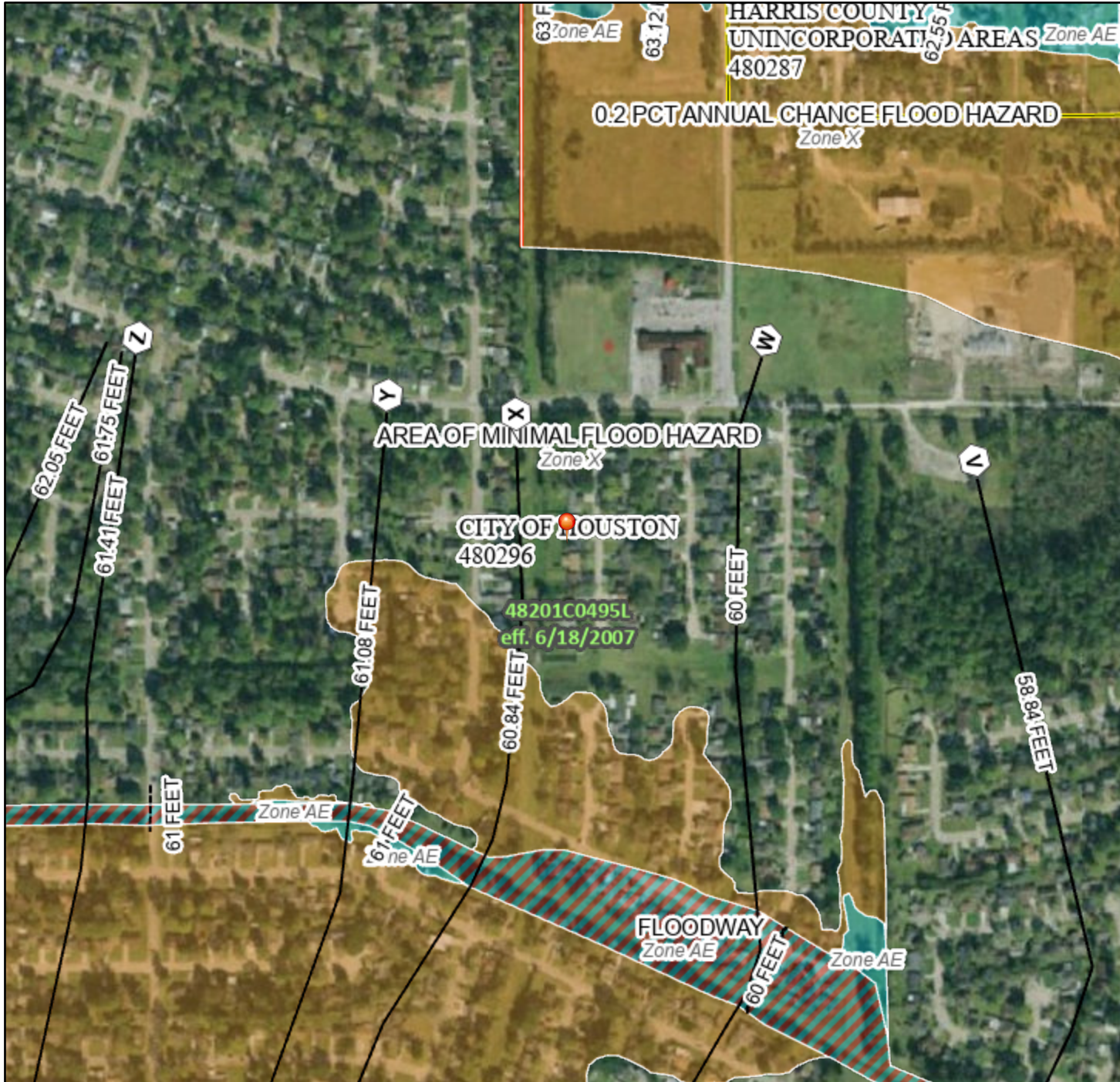
Measure distance
Click on the map to add to your path
Total distance: 5.29 mi (8.51 km)

Map data ©2024 Google United States Terms Privacy Send Product Feedback 1 mi

National Flood Hazard Layer FIRMMette



95°17'40"W 29°53'11"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - 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 areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2024 at 5:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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 unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°17'2"W 29°52'39"N





processing [X]

Input Output

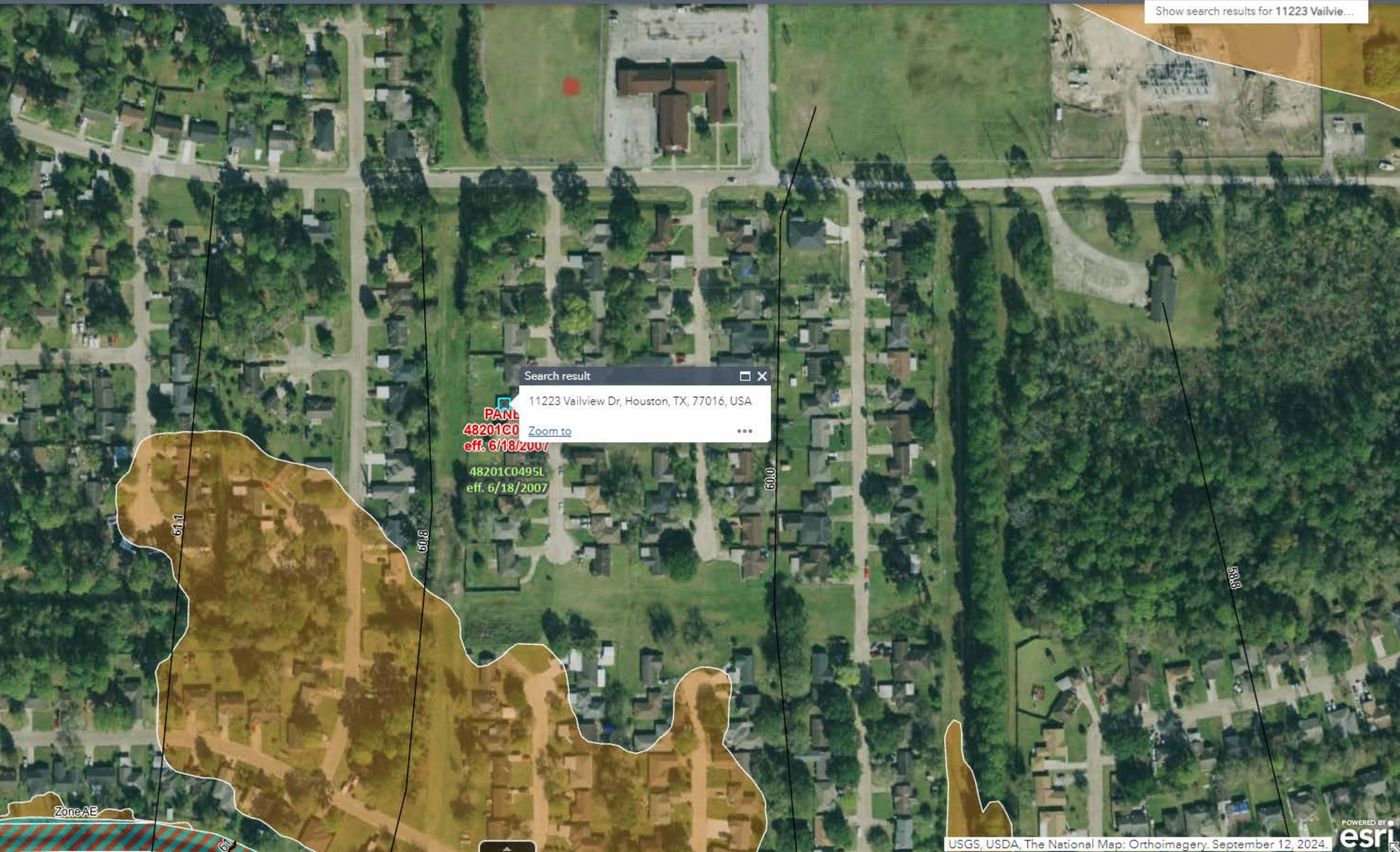
To print Map Changes report:

- 1) Click the pin tool below.
- 2) Click a point on the map to select location.
- 3) Press Execute to receive a comparison report at 1in = 500ft scale for the selected location.

The process may take up to one minute.*


 

[Help](#) **Run**



Search result [X]

11223 Vailview Dr, Houston, TX, 77016, USA

[Zoom to](#) 



200ft

-95.292 29.883 Degrees

ZoneAE

Show search results for 112...

Legend

Coastal Zone Management

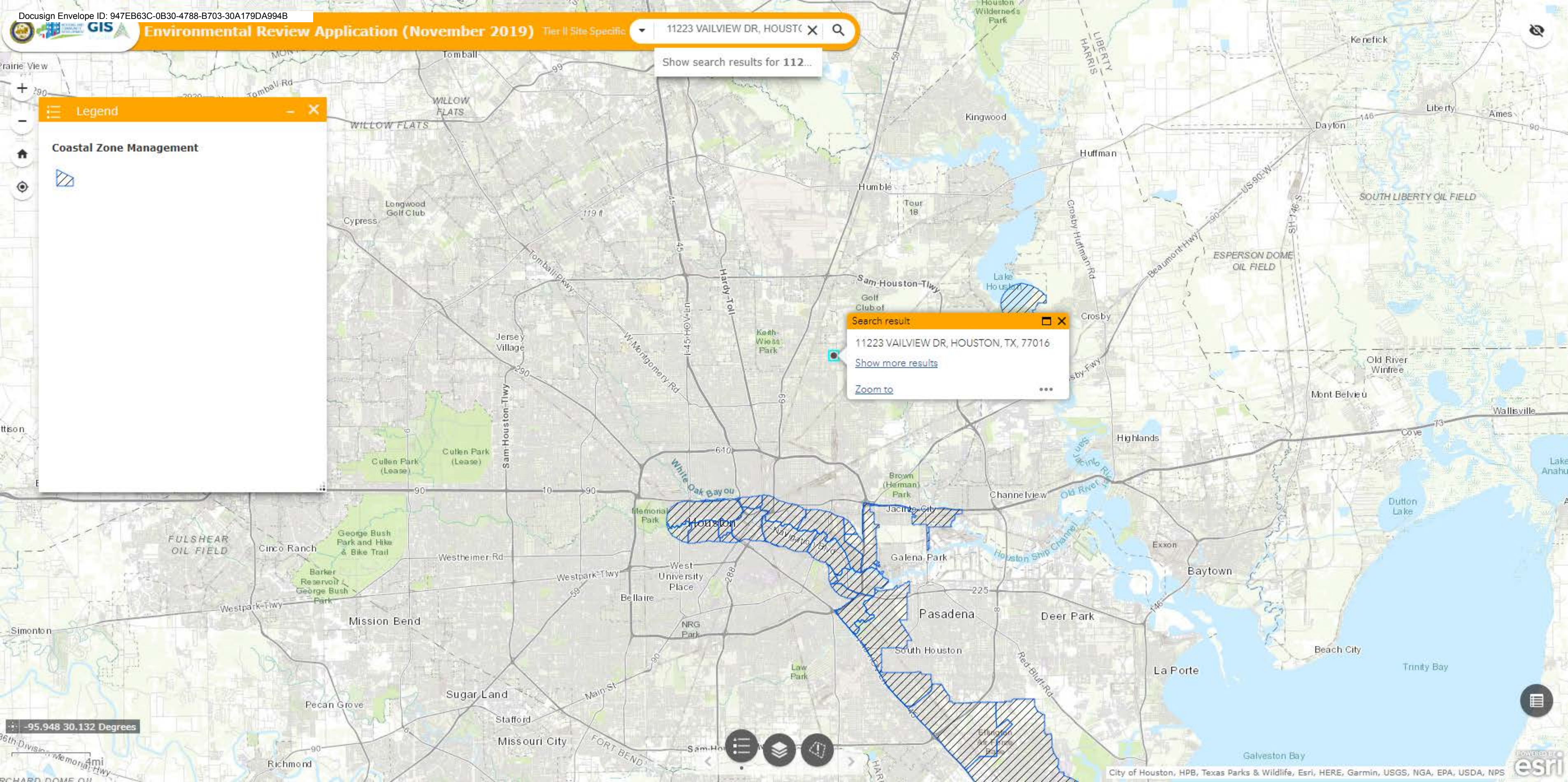


Search result

11223 VAILVIEW DR, HOUSTON, TX, 77016

Show more results

Zoom to



-95.948 30.132 Degrees



	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Oil sheen or films on surface water, seeps, lagoons, ponds, or drainage basins?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"? If so, are there signs of leaking transformers oil on the ground?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there injection wells, cisterns, sumps, dry wells flooring, drains, or walls stained by substances other than water or emitting foul odors?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Surface dumping of trash, garbage, refuse, rubbish, debris, landfill, stockpiling, storage, etc?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Security fencing, protected areas, placards, warning signs?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Dead animals possibly due to contamination?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	

<p>If answering “YES” or UNKNOWN” to any above items, describe the conditions: Use photographs and maps to mark and identify conditions. Attach more information as needed.</p>	
<p>Is further evaluation warranted? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNCERTAIN <input type="checkbox"/></p>	
<p>Ecological Site Information</p>	
<p>General Site Description (residential, commercial, forested, grassland, etc.):</p> <p>The subject property is a single-family home in a residential neighborhood with normal conditions, it has no apparent visible signs of on-site or off-site contamination, and no unusual odors were noted. The drainage running along the front of the property was free and clear. The surrounding properties were single family homes or commercial facilities with no signs of industrial activity. The subject property is clear of environmental concerns.</p>	
<p>Water bodies present? If yes, describe (pond, lake, creek, river, wetland, etc.):</p> <p>No</p>	
<p>Special or unique vegetation features?</p> <p>No</p>	
<p>Special wildlife habitat?</p> <p>No</p>	
<p>Observed wildlife:</p> <p>No</p>	
<p>Observed nests or potential nesting sites?</p> <p>No</p>	
<p>National, state, or locally designated park or natural reserve at, or adjacent to, the project site?</p> <p>No</p>	
<p>Other compliance factors identified on, or adjacent to, project area:</p> <p><input type="checkbox"/> Historic age buildings <input type="checkbox"/> Refineries <input type="checkbox"/> Airports, runways <input type="checkbox"/> Educational facilities <input type="checkbox"/> Commercial facilities <input type="checkbox"/> Healthcare facilities <input type="checkbox"/> Social Services facilities</p>	
<p align="center">Preparer of this form must complete the following required information.</p>	
<p>The site visit was completed by: David Alfaro</p> <p>Title: Environmental Investigator IV</p>	<p>Phone Number: 832.459.8721</p> <p>Email: David.Alfaro@houstontx.gov</p> <p>Agency: City of Houston, Housing & Community Development Department</p>
<p>Address: 2100 Travis St. Houston, TX 77002</p>	
<p>Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.</p>	
<p>Signature: <i>David Alfaro</i></p>	<p>Date: 10/31/2024</p>

11223 Vailview Dr.

1. §58.5(i) (2) Contamination and Toxic Substances

a. Is the property located within the search distances of any of the types of environmental contamination sources?

Standard Environmental Record Sources	Approximate Minimum Search Distance (mi)	Yes	No
Federal NPL Site List	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal Delisted NPL Site List	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal CERCLIS List	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal CERCLIS NFRAP Site List 0.5	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal RCRA CORRACTS Facilities List	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal RCRA Non-CORRACTS TSD Facilities List	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal RCRA Generators List	Property/Adjoining Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal Institutional Control/Engineering Control Registries	Property Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Federal ERNS List	Property Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State- and Tribal-Equivalent NPL	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State- and Tribal-Equivalent CERCLIS	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Tribal Leaking Storage Tank Lists	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Tribal Registered Storage Tank Lists	Property/Adjoining Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Tribal Institutional Control/Engineering Control Registries	Property Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Tribal Voluntary Cleanup Sites	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State and Trial Brownfield Sites	0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Did a visual inspection of the site show the following?

	Yes	No
Distressed vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vent or Fill Pipes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Oil Tanks or Questionable Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11223 Vailview Dr.

	Yes	No
Pits, Ponds or Lagoons	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stained Soil or Pavement (other than water stains)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pungent, Foul or Noxious Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dumped Material or Soil, Mounds of Dirt, Rubble, Fill, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c. Has the property ever been used for any of the following types of uses?

	Yes	No		Yes	No
Gas Station			Vehicle Repair Shop		
Car Dealership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Auto Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Depot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commercial Printing Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial or commercial warehouses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dry Cleaners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photo Developing Laboratory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hospital	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Junkyard or landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agricultural/Farming Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tannery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Live stock Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Does the project have an underground storage tank other than a residential fuel tank, or known or suspected to be contaminated by toxic chemicals or radioactive materials?

Yes No

e. Is the project site near an industry disposing of chemicals or hazardous wastes?

Yes No

If No to all of the above, compliance with this section is complete. Mark box "A" on the Statutory Checklist for this authority.

If Yes to any of the above, a qualified environmental professional must undertake investigations necessary to ensure that the project is free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances such that there is no hazard which could affect the health and safety of occupants or conflict with the intended utilization of the property. Continue.

f. Could nearby toxic, hazardous or radioactive substances affect the health and safety of project occupants or conflict with the intended use of the property?

Yes or No

11223 Vailview Dr.

- g.** Are there unresolved concerns that could lead to the RE being determined to be a Potentially Responsible Party (PRP)?
 Yes No

If Yes, continue.

If No, provide written documentation from a qualified environmental professional which documents that identified potential sources of contamination does not pose a hazard which would restrict the intended uses of the property or to the occupants.

- h.** Was an ASTM Phase I Environmental Site Assessment (ESA) report completed for this project? (Note: HUD regulations do not require an ASTM Phase I ESA report for single family homes of 1-4 units. An ASTM Phase I ESA report is required for multifamily (5 or more units) and/or Non-residential properties.)
 Yes No

- i.** Did the ASTM Phase I ESA or other documentation uncover any Recognized Environmental Conditions (RECs) or recommend a Phase II, special/specific Phase II, or recommend Phase III environmental site assessments?
 Yes No

If Yes, continue.

If No, compliance with this section is complete. Mark box "A" on the Statutory Checklist for this authority.

- j.** Do ESAs or other documentation conclude that nearby toxic, hazardous or radioactive substances could affect the health and safety of project occupants or conflict with the intended use of the property?
 Yes or No

If Yes, continue below.

If No, compliance with this section is complete. Mark box "A" on the Statutory Checklist for this authority.

- k.** Did any of the ESA reports or other documentation identify the need to mitigate the environmental condition by removing, stabilizing or encapsulating the toxic substances in accordance with the requirements of the appropriate Federal, state or local oversight agency?
 Yes No

If Yes, continue.

If No, compliance with this section is complete. Mark box "A" on the Statutory Checklist for this authority.

11223 Vailview Dr.

- I. Can all adverse environmental conditions identified in any of the ESAs or other documentation be mitigated?
 Yes No

If Yes, compliance with this section is complete. List specific remedial actions or mitigations in the mitigation section of the Statutory Checklist, according to the requirements of the appropriate Federal, state, or local oversight agency. Mark box "B" on the Statutory Checklist for this authority.

If No, HUD cannot provide assistance for the project at this site.

Comments:

Cite and attach source documentation: (Maps showing project distance to contaminated sites. Phase I (ASTM) Report. All ESAs and mitigation plans performed for this project.)

For additional information see:

HUD Information on Hazardous, Toxic or Radioactive Substances

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/review/hazardous

EPA Envirofacts Data:

<http://www.epa.gov/enviro/>

EPA Toxic Release Inventory (TRI):

http://www.epa.gov/enviro/html/toxic_releases.html

EPA Maps:

<http://www.epa.gov/emefdata/em4ef.home>

EPA CERCLIS/NPL – Superfund database:

<http://www.epa.gov/superfund/sites/query/basic.htm>

ATSDR "ToxFAQs" summaries about hazardous substances:

<http://www.atsdr.cdc.gov/toxfaqs/index.asp>

Right-To-Know Network: <http://www.rtknet.org/>

Central Registry Query - Regulated Entity Search

Search for a person, organization, place, or thing that is of environmental interest to the TCEQ, where regulatory activities or interest to us occur or have occurred in the past.

! No results were found for the criteria you entered. Please try again. For hints on searching for Central Registry data, please see the [Search Hints](#) page.


Regulated Entity Search

Option 1: Enter a Regulated Entity Reference Number (RN):


RN Number  : (9 digits or RN + 9 digits)

Option 2: Complete one or more of these fields:

Regulated Entity: (Name or part of name 2-40 characters.)

Program: 

Program ID: (Permit, registration, or other program identifier.)

ID Status:  (ID status, only used if program or ID entered.)

Street Address  : (3-35 characters.)

City: (Enter complete or partial city name, 3-30 characters.)

ZIP Code: (Must be numeric and 5 digits.)

County: 

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Regulated Entity Search

Option 1: Enter a Regulated Entity Reference Number (RN):

RN Number ⓘ : (9 digits or RN + 9 digits)

Option 2: Complete one or more of these fields:

Regulated Entity: (Name or part of name 2-40 characters.)

Program: ▼

Program ID: (Permit, registration, or other program identifier.)

ID Status: ▼ (ID status, only used if program or ID entered.)

Street Address ⓘ : (3-35 characters.)

City: (Enter complete or partial city name, 3-30 characters.)

ZIP Code: (Must be numeric and 5 digits.)

County: ▼

Central Registry Query - Regulated Entity Search

Search for a person, organization, place, or thing that is of environmental interest to the TCEQ, where regulatory activities or interest to us occur or have occurred in the past.





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City: (Enter complete or partial city name, 3-30 characters.)
ZIP Code: (Must be numeric and 5 digits.)
County: 

Site Name: 11223 Vailview Dr.
Location: 11223 Vailview Dr, Houston, TX 77016
Prepared for: David A.
Ref: 11223 Vailview Dr, Houston, TX 77016
Center Coordinates: 29.881937,-95.28916
Prepared Date: Thu Oct 24 2024 16:44:16 GMT+0000 (Coordinated Universal Time)

ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21



2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA generators	0	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0
State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	0	0
Lists of state and tribal leaking storage tanks	0	0	0
Lists of state and tribal registered storage tanks	0	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal voluntary cleanup sites	0	0	0
Lists of state and tribal brownfields sites	0	0	0
Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	1	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	0	0	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
U.S. EPA Underground Storage Tanks (UST)	0	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	0

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.

Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

A generator is any person who produces a hazardous waste as listed or characterized in part 261 of title 40 of the Code of Federal Regulations (CFR). Recognizing that generators also produce waste in different quantities, EPA established three categories of generators in the regulations: very small quantity generators, small quantity generators, and large quantity generators. EPA regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA) to ensure that these wastes are managed in ways that protect human health and the environment. Generators of hazardous waste are regulated based on the amount of hazardous waste they generate in a calendar month, not the size of their business or facility.

There were no Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g. caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written request to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, or surface waters, or affect indoor air spaces. Once a leak is confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, safety, and the environment. Each state has unique requirements for initiating responses to a release, and it is up to the UST owner or operator to conduct actions in compliance with his/her local rules.

There were no State and/or tribal leaking storage tanks found within a half-mile radius of the target property.

Lists of state and tribal registered storage tanks

EPA initially issued UST regulations in 1988. In 2015, EPA modified the UST regulation, which was effective October 13, 2015 in Indian Country and states without State Program Approval. EPA recognizes that, because of the size and diversity of the regulated community, state and local governments are in the best position to oversee USTs: 1) State and local authorities are closer to the situation in their domain and are in the best position to set priorities, 2) Subtitle I of the Solid Waste Disposal Act allows state UST programs approved by EPA to operate in lieu of the federal program, 3) the state program approval (SPA) regulations set criteria for states to obtain the authority to operate in lieu of the federal program. State programs must be at least as stringent as EPA's. A complete version of the law that governs USTs can be found in U.S. Code, Title 42, Chapter 82, Subchapter IX.

There were no State and/or tribal registered storage tanks found at subject and adjoining properties.

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

State and/or tribal lists of sites requiring further investigation / remediation

No records found

State list of Significant Environmental Hazards (SEH)

No records found

Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

State and/or tribal lists of spills and spill responses

No records found

State and/or tribal lists of emergency responses

No records found

State and/or tribal lists of dry cleaners

No records found

State and/or tribal lists of clandestine laboratory cleanups

No records found

State and/or tribal lists of scrap/used tire processing facilities

No records found

State and/or tribal lists of underground injection control sites

No records found

State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

Automobile salvage yards

No records found

Livestock Waste Control sites

No records found

Controlled Animal Feeding Operations (CAFOs)

No records found

State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

C.A.A. Permitted Facilities

No records found

NPDES Permitted Facilities

No records found

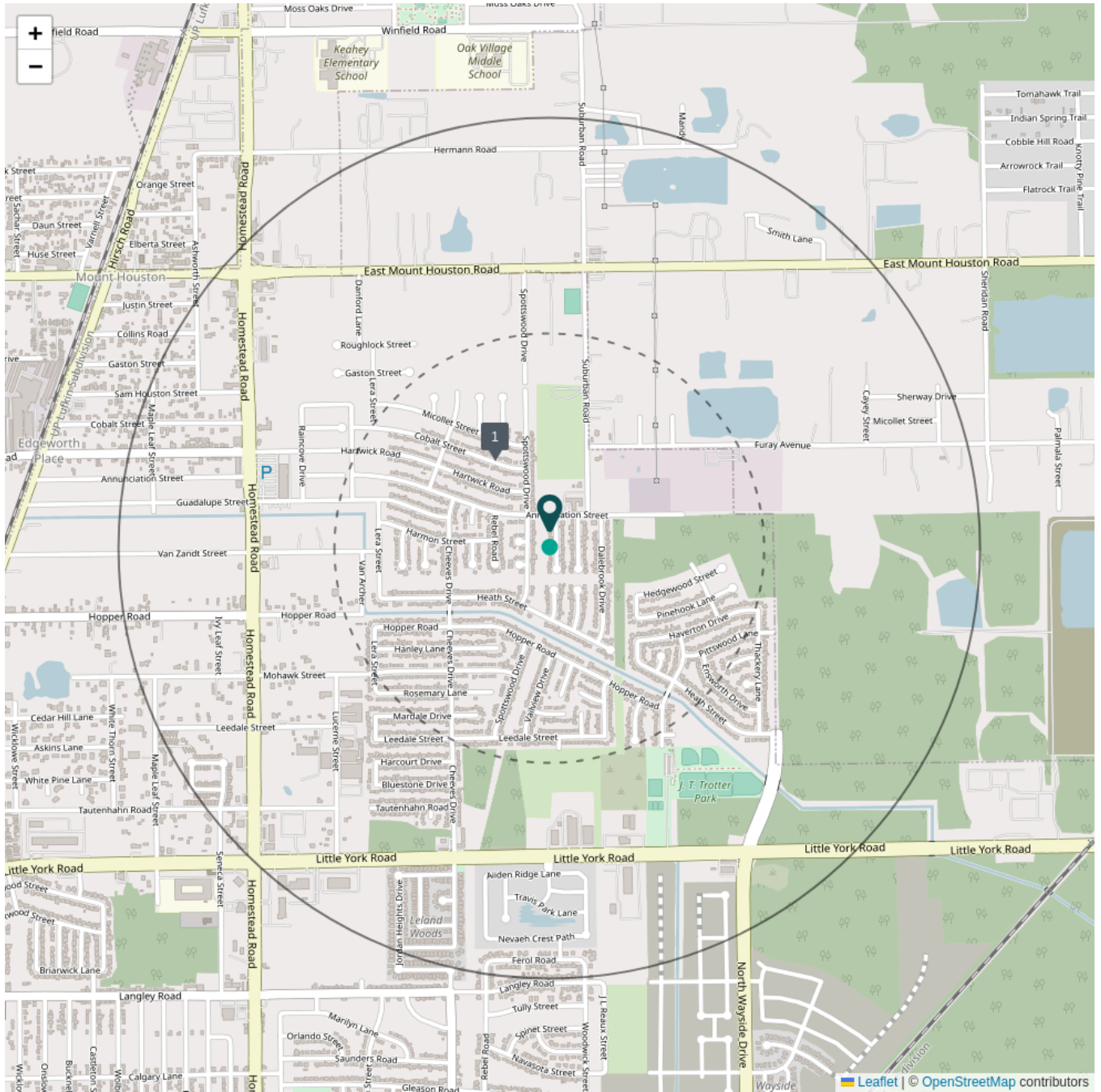
Onsite Wastewater Treatment sites

No records found

State and/or tribal lists of permitted facilities

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - AGENCY CENTRAL REGISTRY

The TX-TCEQ ACR is a computer application that allows the Texas Commission on Environmental Quality (TCEQ) to use a single, centralized area to record common information, such as the company names, addresses, and telephone numbers of those the TCEQ regulates. It also contains additional IDs (permits, registrations, authorizations, etc.) and their status.



center: 29.881937,-95.28916

----- 0.5 Miles ——— 1.0 Miles

1

SHEILIA MOODY

6519 COBALT ST

Registry ID: 110035377829

Name: SHEILIA MOODY

Address: 6519 COBALT ST

City: HOUSTON

Site Type: STATIONARY

Program Acronyms: TX-TCEQ ACR:RN103872412

Interest Type: STATE MASTER

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 20-APR-08

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.2402

Site Source: last updated from FACILITY REGISTRY SERVICE

Resource Conservation and Recovery Act Information (RCRAInfo)

No records found

U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

U.S. EPA Underground Storage Tanks (UST)

No records found

U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

U.S. EPA Toxic Release Inventory System (TRIS)

No records found

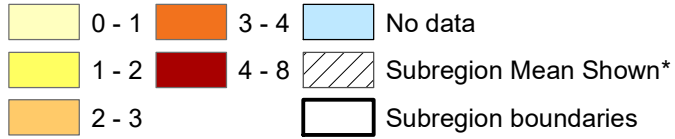
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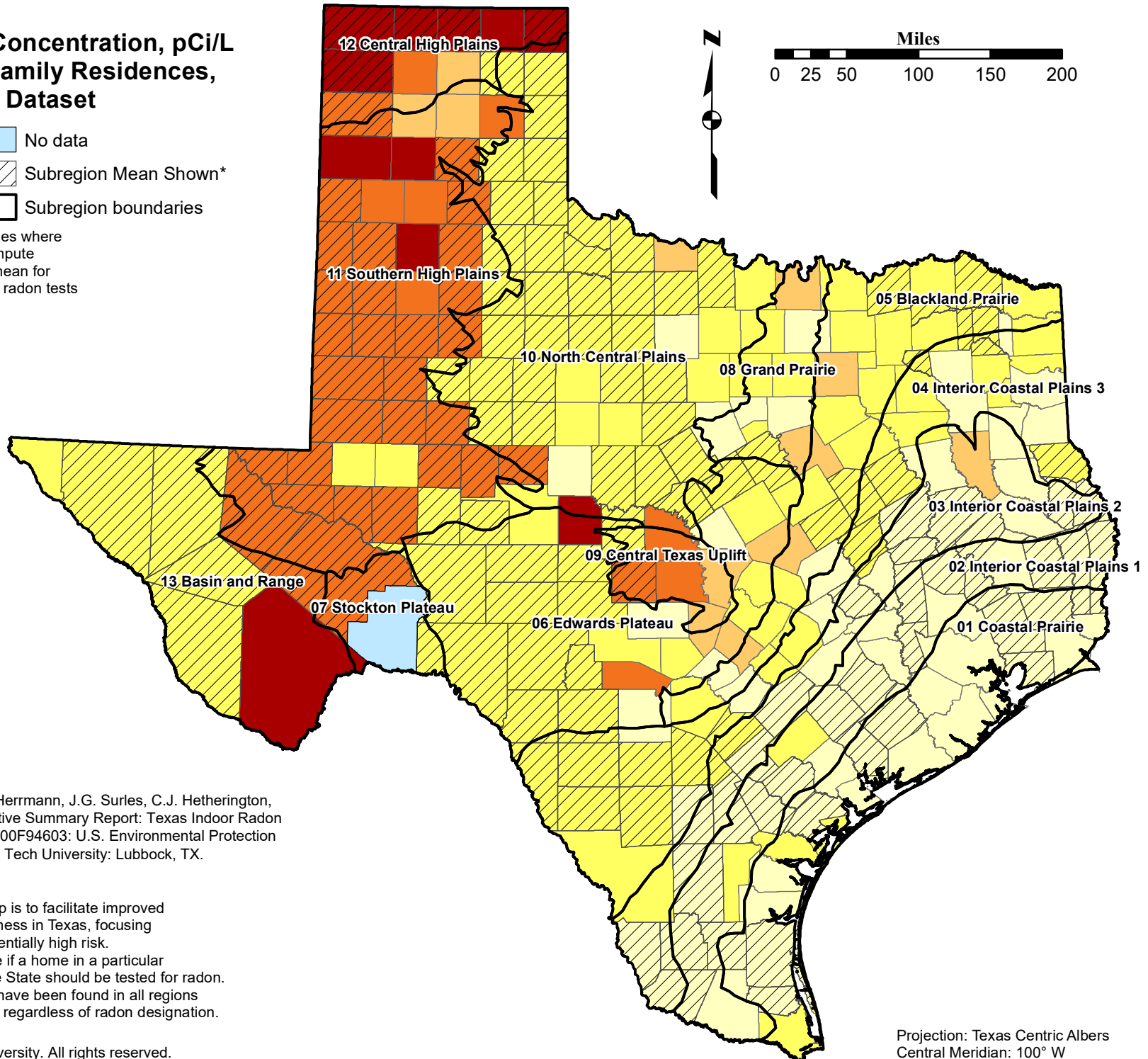
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Mean Indoor Radon Concentration, pCi/L First Floor, Single Family Residences, 2020 AEL Dataset



*Shading (hatching) is used for counties where insufficient data were available to compute county statistics; color indicates the mean for the subregion in which the majority of radon tests were taken.



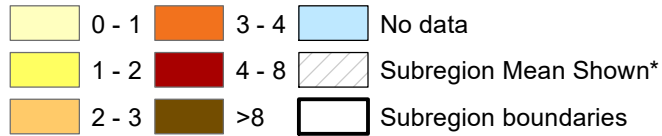
REFERENCE: Millerick, K.A., G.R. Herrmann, J.G. Surles, C.J. Hetherington, G. Cao, W.D. Lawson (2021). Executive Summary Report: Texas Indoor Radon Map 2020 Update. Grant No. (FAIN) 00F94603: U.S. Environmental Protection Agency, Region 6, Dallas TX. Texas Tech University: Lubbock, TX.

IMPORTANT. The purpose of this map is to facilitate improved community outreach for radon awareness in Texas, focusing primarily on areas identified to be potentially high risk. This map is not intended to determine if a home in a particular county or physiographic region of the State should be tested for radon. Homes with elevated levels of radon have been found in all regions of Texas. All homes should be tested, regardless of radon designation.

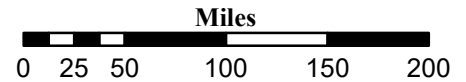
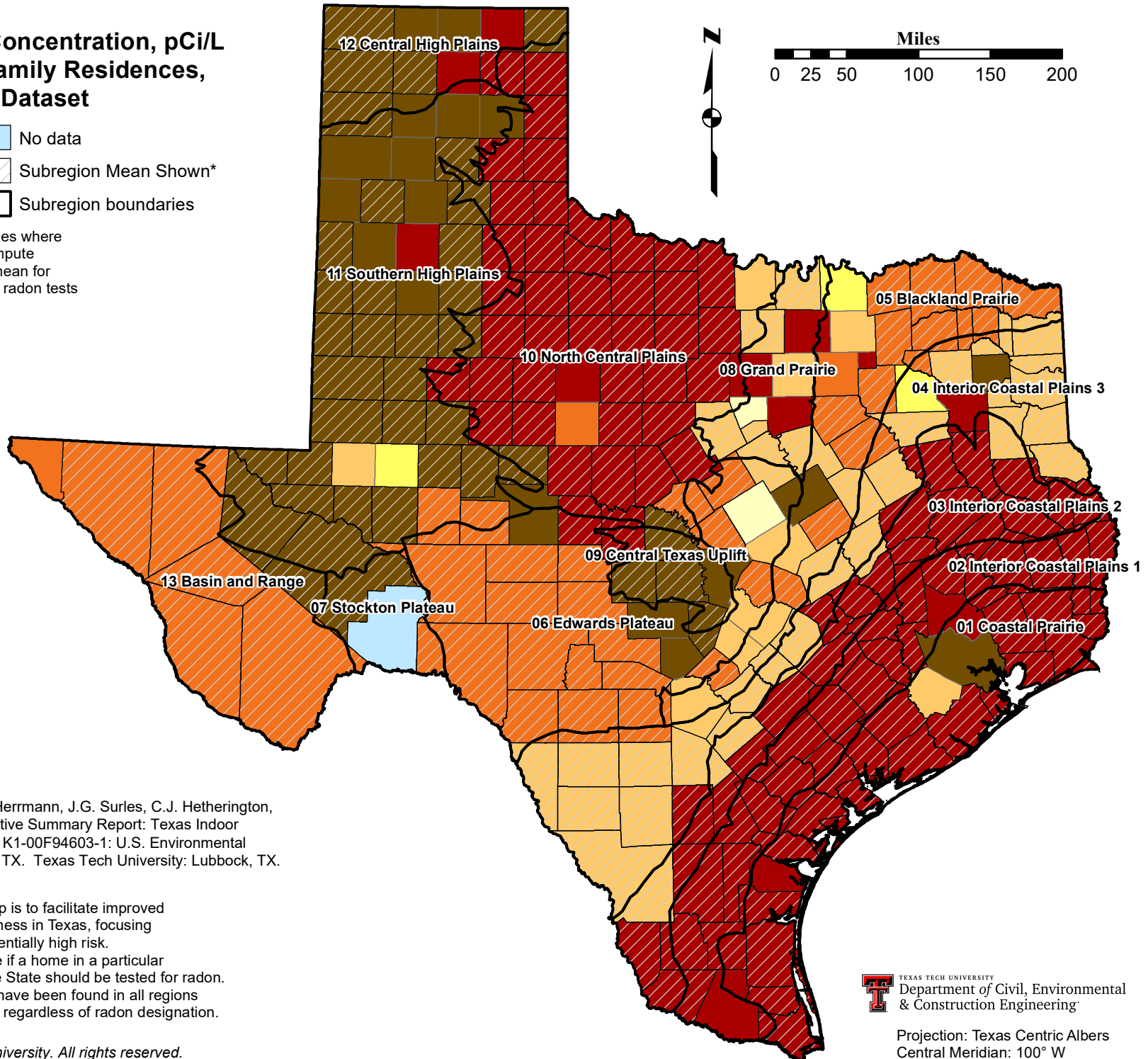
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Projection: Texas Centric Albers
Central Meridian: 100° W

Mean Indoor Radon Concentration, pCi/L Basement, Single Family Residences, 2020 AEL Dataset



*Shading (hatching) is used for counties where insufficient data were available to compute county statistics; color indicates the mean for the subregion in which the majority of radon tests were taken.



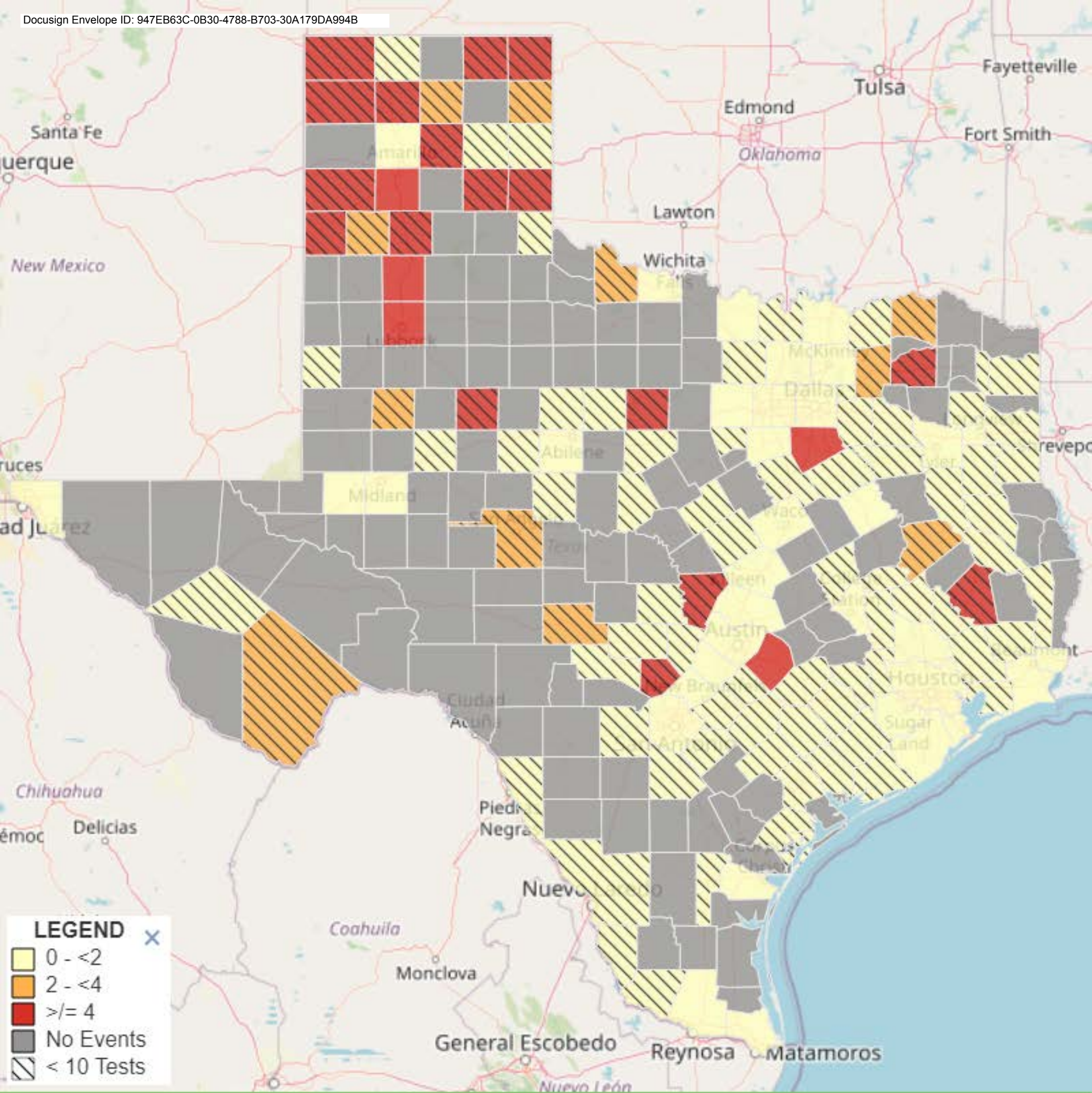
REFERENCE: Millerick, K.A., G.R. Herrmann, J.G. Surlis, C.J. Hetherington, G. Cao, W.D. Lawson (2021). Executive Summary Report: Texas Indoor Radon Map 2020 Update. Grant No. K1-00F94603-1: U.S. Environmental Protection Agency, Region 6, Dallas TX. Texas Tech University: Lubbock, TX.

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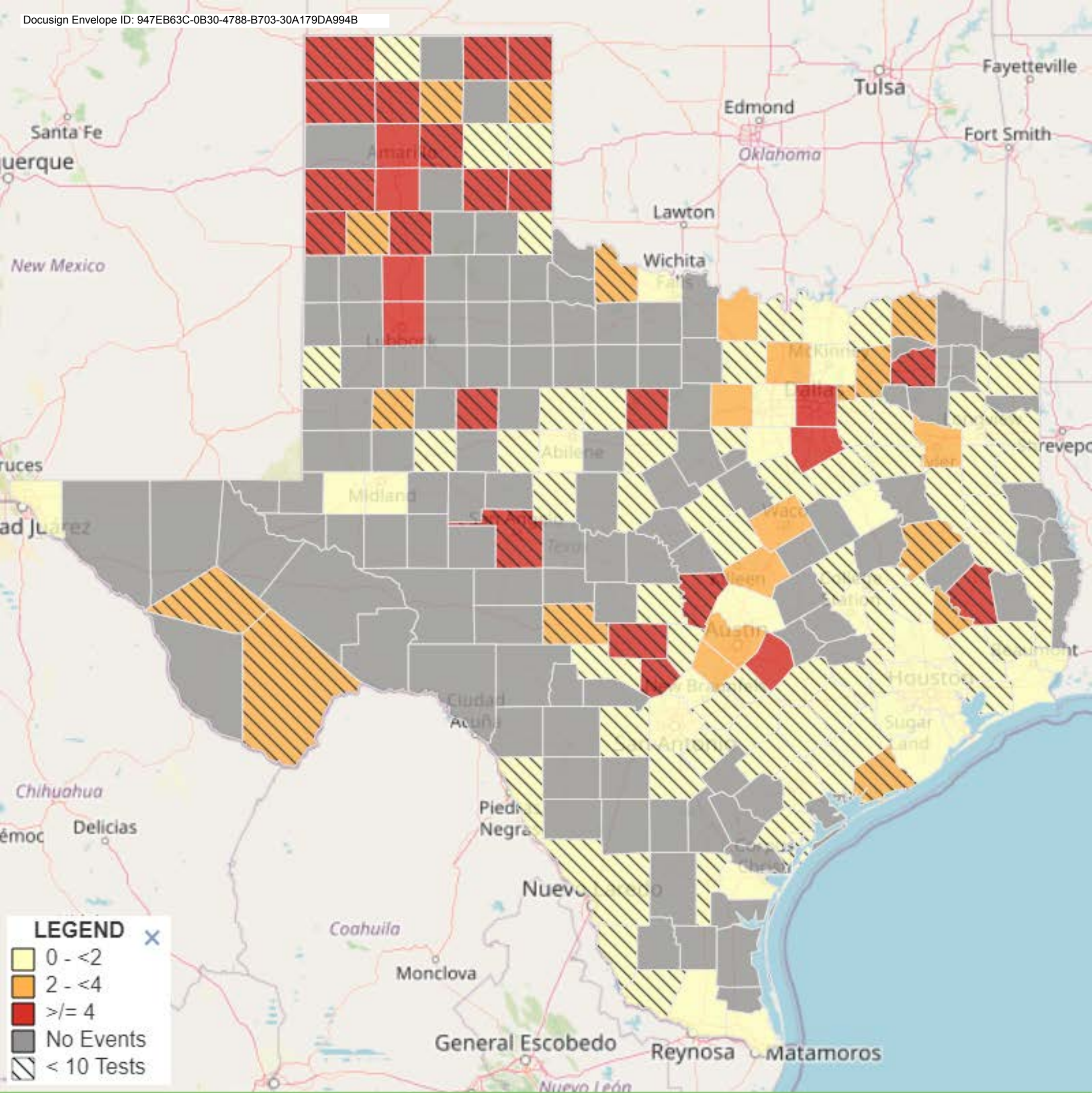
 TEXAS TECH UNIVERSITY
Department of Civil, Environmental
& Construction Engineering

Projection: Texas Centric Albers
Central Meridian: 100° W



RADON | RADON TESTS FROM LABS | MEDIAN PRE-MITIGATION RADON LEVEL IN TESTED BUILDINGS OVER A 10-YEAR PERIOD | TEXAS | **2008-2017**





RADON | RADON TESTS FROM LABS | MEAN PRE-MITIGATION RADON LEVEL IN TESTED BUILDINGS OVER A 10-YEAR PERIOD | TEXAS | 2008-2017



From: noreply@thc.state.tx.us
To: [HCD - Environmental](#); reviews@thc.state.tx.us
Subject: SFHR - 11223 Vailview Dr
Date: Tuesday, November 5, 2024 2:23:46 PM

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]



Re: Project Review under Section 106 of the National Historic Preservation Act
THC Tracking #202502963
Date: 11/05/2024
SFHR - 11223 Vailview Dr
11223 Vailview Dr.
Houston, TX 77016

Description: This project entails reconstruction of a single-family home on a 0.15 acre (6,600 sq. ft.) of land on the west side of Vailview St. and south side of Annunciation St.

Dear HCDD Environmental:

Thank you for your submittal regarding the above-referenced project. This response represents the comments of the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC), pursuant to review under Section 106 of the National Historic Preservation Act.

The review staff, led by Charles Peveto and Emily Dylla, has completed its review and has made the following determinations based on the information submitted for review:

Above-Ground Resources

- Property/properties are not eligible for listing in the National Register of Historic Places.

Archeology Comments

- No historic properties affected. However, if cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this review process, and for your efforts to preserve the irreplaceable heritage of Texas. If the project changes, or if new historic properties are found, please contact the review staff. If you have any questions concerning our review or if we can be of further assistance, please email the

following reviewers: charles.peveto@thc.texas.gov, emily.dylla@thc.texas.gov.

This response has been sent through the electronic THC review and compliance system (eTRAC). Submitting your project via eTRAC eliminates mailing delays and allows you to check the status of the review, receive an electronic response, and generate reports on your submissions. For more information, visit <http://thc.texas.gov/etrac-system>.

Sincerely,



for Joseph Bell, State Historic Preservation Officer
Executive Director, Texas Historical Commission

Please do not respond to this email.



CITY OF HOUSTON

Housing & Community Development Department

John Whitmire

Mayor

Michael C. Nichols
Director
2100 Travis, 9th Floor
Houston, Texas 77002

T. (832) 394-6200
F. (832) 395-9662
www.houstontx.gov/housing

October 31, 2024

Mr. Charles Peveto, Chief Project Reviewer
Texas Historical Commission
P. O. Box 12276
Austin, Texas 78711-2276

Re: Section 106 Review
Reconstruction of Single-Family Home
0.15 acre of land located at 11223 Vailview Dr.
Houston, Texas 77016

Dear Mr. Peveto:

Please accept and review the enclosed information on the above referenced project to be undertaken by the City of Houston. Environmental review procedures for federal programs issued in 24 CFR 58 require that we carry out this project in accordance with the Section 106 Review for the environmental process. We are looking for architectural and archaeological review and comment on this site.

This project entails reconstruction of a single-family home on a 0.15 acre (6,600 sq. ft.) of land on the west side of Vailview St. and south side of Annunciation St. This site is currently an existing single-family home. Bing aerial maps identify the site as "11223 Vailview Dr.". Google maps identify roughly the same point as "11223 Vailview Dr.". The site includes HCAD #1025010000006. This project has been designated as a reconstruction, which includes but is not necessarily limited to removal and replacement of the home's interior, and any necessary exterior work as well.

Enclosed for your review and comment is a site map, site photographs, an HCAD report, a City of Houston Planning & Development Historical District map, an aerial map, and a historical atlas map for the above-referenced federal project. This site is not located in an historical survey area and is not located within an officially designated historic district in Houston, Texas. We anticipate that your office concurs with our determination that the implementation of this project will not adversely affect a historic property.

If any additional information is needed, please contact Melissa Lahey, (832) 394-6397; Matt Jenkins at (832) 394-6183, David Alfaro at (832) 394-6056 or by e-mail at hcdenvironmental@houstontx.gov (also cc Laura.Serrano@houstontx.gov).

Sincerely,

Handwritten signature of Melissa Lahey in cursive.

Melissa Lahey
Environmental Manager
Real Estate Compliance Division

ML: DA
Attachments:

Search result
11223 Vailview Dr, Houston, Texas, 77016

Zoom to

- Historic Survey Area
- Surveyed Resources
- Historic Trails
- SAL Above Ground
- Cemeteries
- National Register Districts
- National Register Properties
- Historic Sites

100 m
500 ft

Show Feature Tables



11223 Vailview Dr, Houston, TX 77016

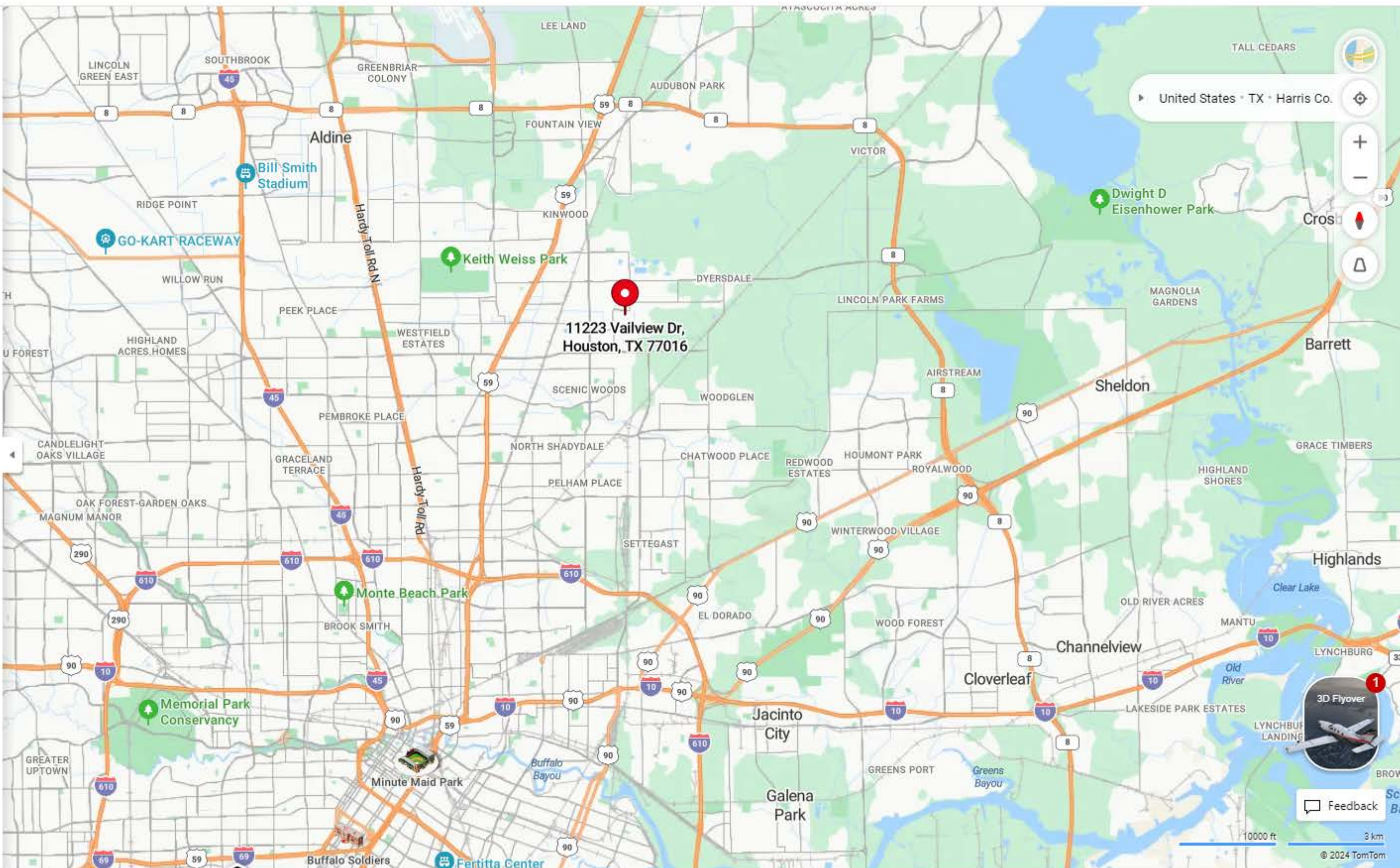
[Directions](#) [Nearby](#)

[Save to calendar](#)

Nearby

- Coffee Shops
- Restaurants
- Grocery Stores
- Search nearby
- Gas Stations
- Parking
- Nearby Transit

United States · TX · Harris Co.
29.881937, -95.28916



Feedback

10000 ft 3 km

© 2024 TomTom



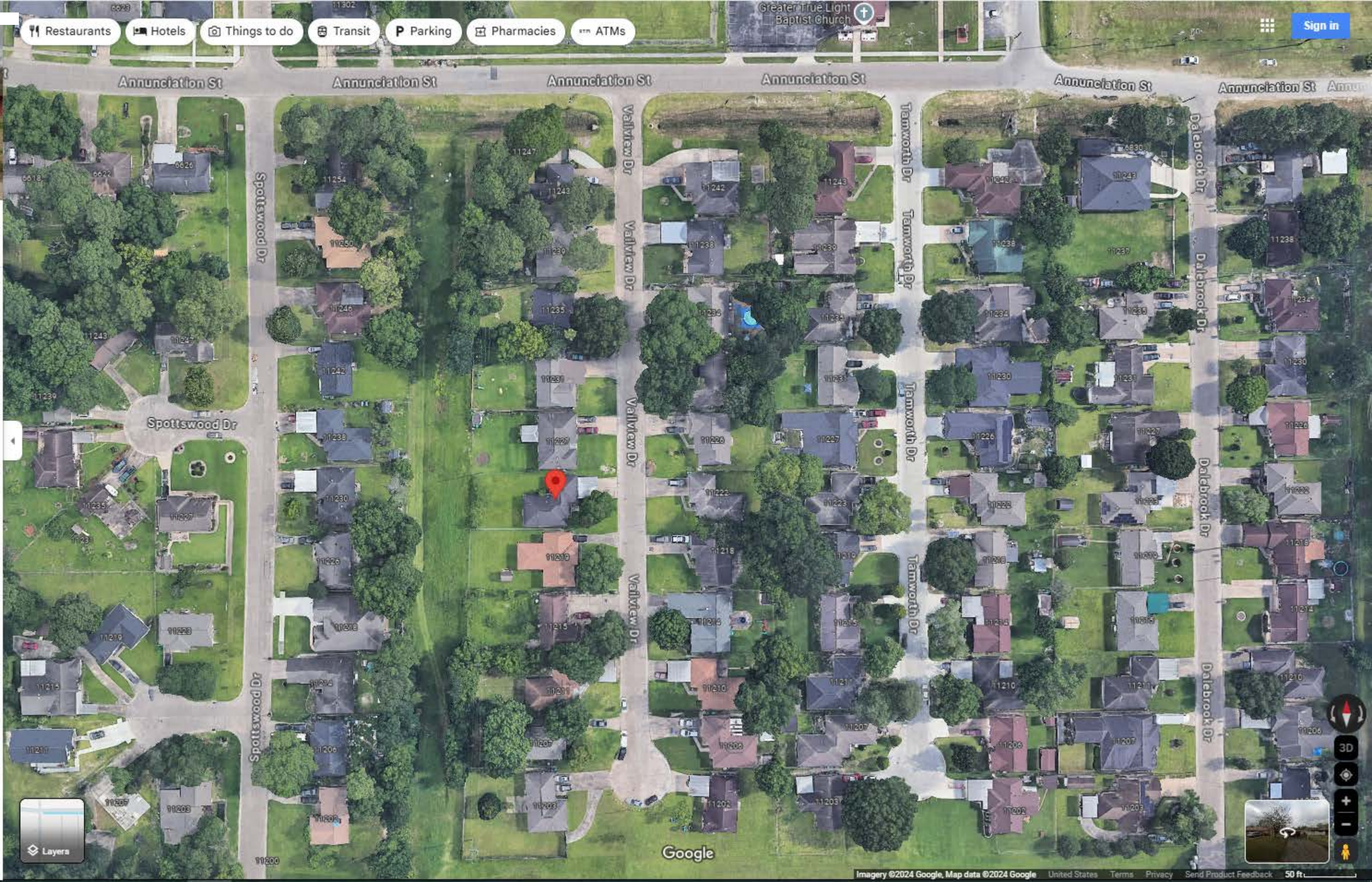
11223 Vailview Dr

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 11223 Vailview Dr, Houston, TX 77016
- Suggest an edit on 11223 Vailview Dr
- Add a missing place
- Add your business

Photos



HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1025010000006

Tax Year: 2024



Owner and Property Information								
Owner Name & Mailing Address: 11223 VAILVIEW DR HOUSTON TX 77016-2135				Legal Description: LT 6 BLK 50 NORTHWOOD MANOR SEC 6				
				Property Address: 11223 VAILVIEW DR HOUSTON TX 77016				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map [®]
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,600 SF	1,579 SF	1155	1902	290 -- 1J Former North Forest ISD	5562B	415N

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/19/2024	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
Residential Homestead (Multiple)	001	HOUSTON ISD	98,872	Certified: 08/16/2024	0.868300	0.868300
	040	HARRIS COUNTY	98,872	Certified: 08/16/2024	0.350070	0.385290
	041	HARRIS CO FLOOD CNTRL	98,872	Certified: 08/16/2024	0.031050	0.048970
	042	PORT OF HOUSTON AUTHY	98,872	Certified: 08/16/2024	0.005740	0.006150
	043	HARRIS CO HOSP DIST	98,872	Certified: 08/16/2024	0.143430	0.163480
	044	HARRIS CO EDUC DEPT	98,872	Certified: 08/16/2024	0.004800	
	048	HOU COMMUNITY COLLEGE	98,872	Certified: 08/16/2024	0.092231	
	061	CITY OF HOUSTON	98,872	Certified: 08/16/2024	0.519190	0.519190

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	42,075		Land	54,698	
Improvement	139,929		Improvement	106,000	
Total	182,004	89,884	Total	160,698	98,872

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,500	1.00	1.00	1.00	--	1.00	9.75	9.75	53,625.00
2	1001 -- Res Improved Table Value	SF3	SF	1,100	1.00	0.10	1.00	--	0.10	9.75	0.98	1,073.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1960	Residential Single Family	Residential 1 Family	Average	1,579 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data		Building Areas	
Element	Detail	Description	Area
Cond / Desir / Util	Average	BASE AREA PRI	1,073
Foundation Type	Slab	OPEN FRAME PORCH PRI	16
Grade Adjustment	C	ONE STORY MAS PRI	506
Heating / AC	Central Heat/AC		
Physical Condition	Average		
Exterior Wall	Brick / Veneer		
Element	Units		
Room: Total	7		
Room: Rec	1		
Room: Full Bath	2		
Room: Bedroom	3		

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Carport - Residential	Fair	Average	400.00	1981



Site Specific Photo Documentation Report

Program: Single Family Home Repair Program (SFHR)

Project Name: SFHR Tier III Reconstruction/New Construction

Project Location/Address: 11223 Vailview Dr, Houston, TX 77016

Date of Photos: October 31, 2024

Prepared By: David Alfaro



View from Vailview Dr. Front of subject property facing west.



View from Vailview Dr. Left side of subject property facing southwest.



View from Vailview Dr. Left side of subject property facing southwest.



View from Vailview Dr. Right side of subject property facing northwest.



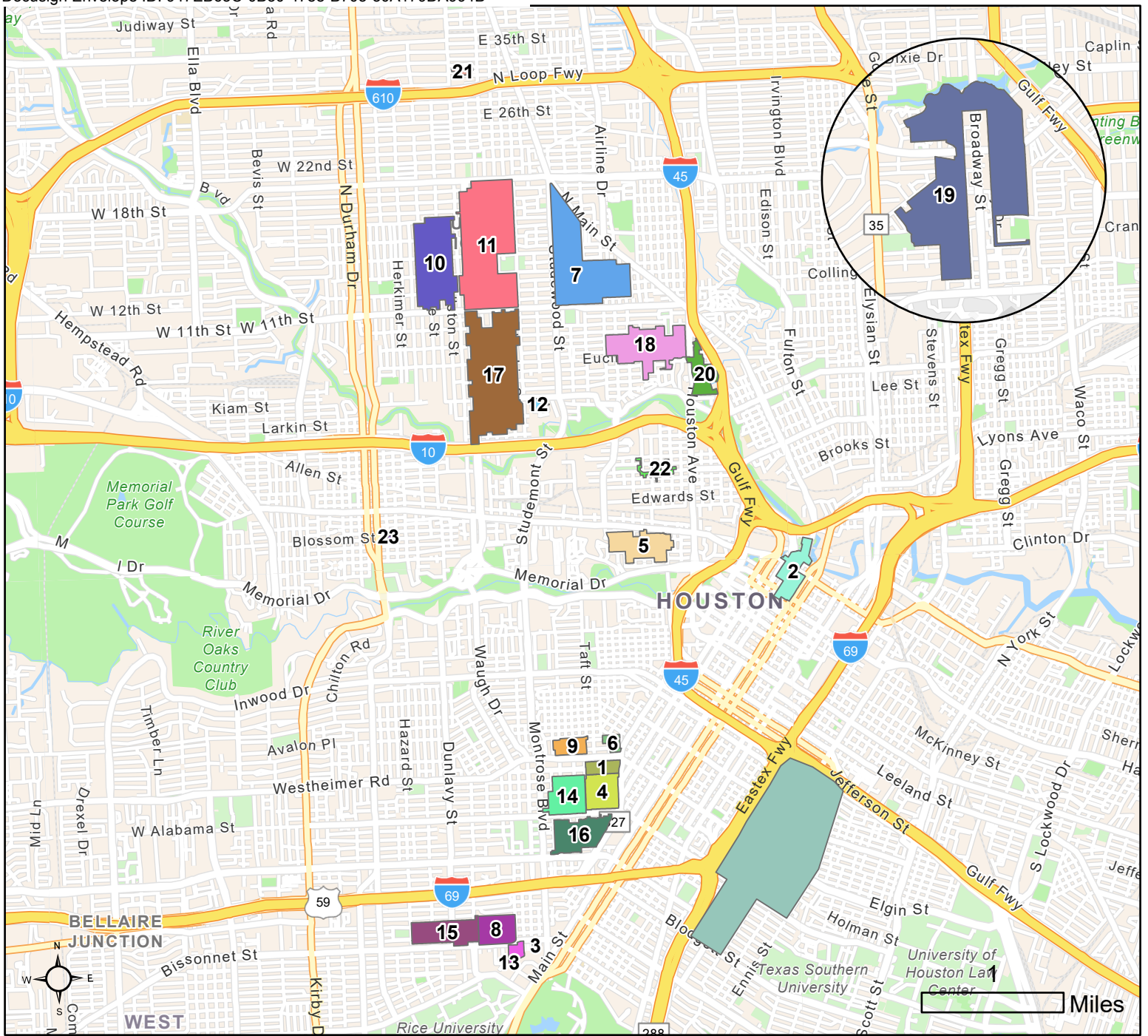
View from Vailview Dr. Right side of subject property facing northwest.



View from Vailview Dr. Front of subject property facing west.






View from Vailview Dr. Front of subject property facing west.



Historic Districts	
1, Courtland Place Historic District	12, Freeland Historic District
2, Main Street/Market Square Historic District	13, Shadow Lawn Historic District
3, West Eleventh Place Historic District	14, Audubon Place Historic District
4, Westmoreland Historic District	15, Boulevard Oaks Historic District
5, Old Sixth Ward Historic District	16, First Montrose Commons Historic District
6, Avondale East Historic District	17, Houston Heights South Historic District
7, Norhill Historic District	18, Woodland Heights Historic District
8, Broadacres Historic District	19, Glenbrook Valley Historic District
9, Avondale West Historic District	20, Germantown Historic District
10, Houston Heights West Historic District	21, Starkweather Historic District
11, Houston Heights East Historic District	22, High First Ward Historic District
	23, Brunner-Harmonium Historic District
	Emancipation Avenue/Main Street

City of Houston Historic Districts

Data Sources: Housing & Community Development Department; and the City of Houston GIS.

Disclaimer: All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. All data is best available at time of figure production. The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.

220127_1021
Produced: 2/3/2022

[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

Record Date

User's Name

Road # 1 Name:

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="368"/>	<input type="text" value="368"/>	<input type="text" value="368"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="232"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>
Vehicle DNL	<input type="text" value="33"/>	<input type="text" value="29"/>	<input type="text" value="41"/>
<input type="button" value="Calculate Road #1 DNL"/>	<input type="text" value="42"/>	<input type="button" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources	42
Combined DNL including Airport	44
Site DNL with Loud Impulse Sound	

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/>)

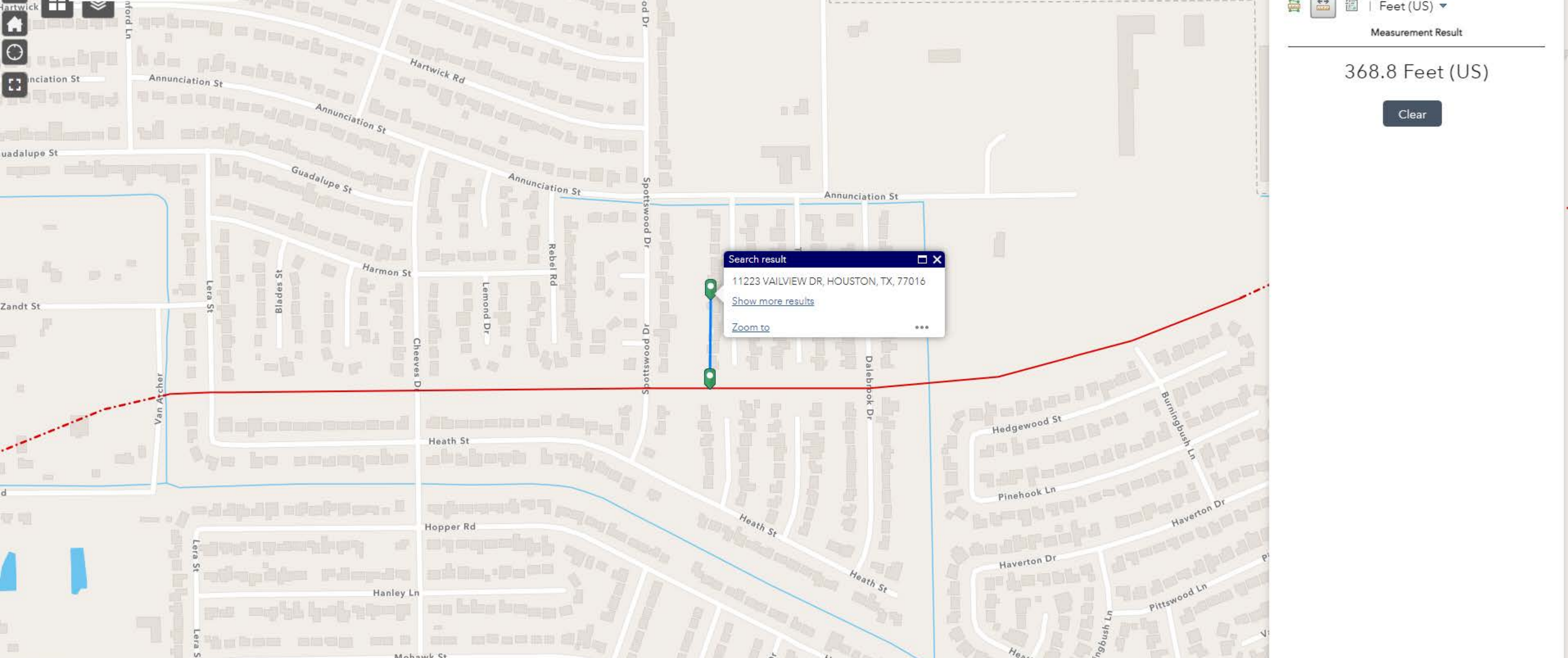
Tools and Guidance

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

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

11223 VAILVIEW DR, HOU X

Show search results for 11223 ...



Search result

11223 VAILVIEW DR, HOUSTON, TX, 77016

[Show more results](#)

[Zoom to](#)

Measurement

Feet (US)

Measurement Result

368.8 Feet (US)

Clear

MAP QUERY EVENT SRD PLAN

Basemaps

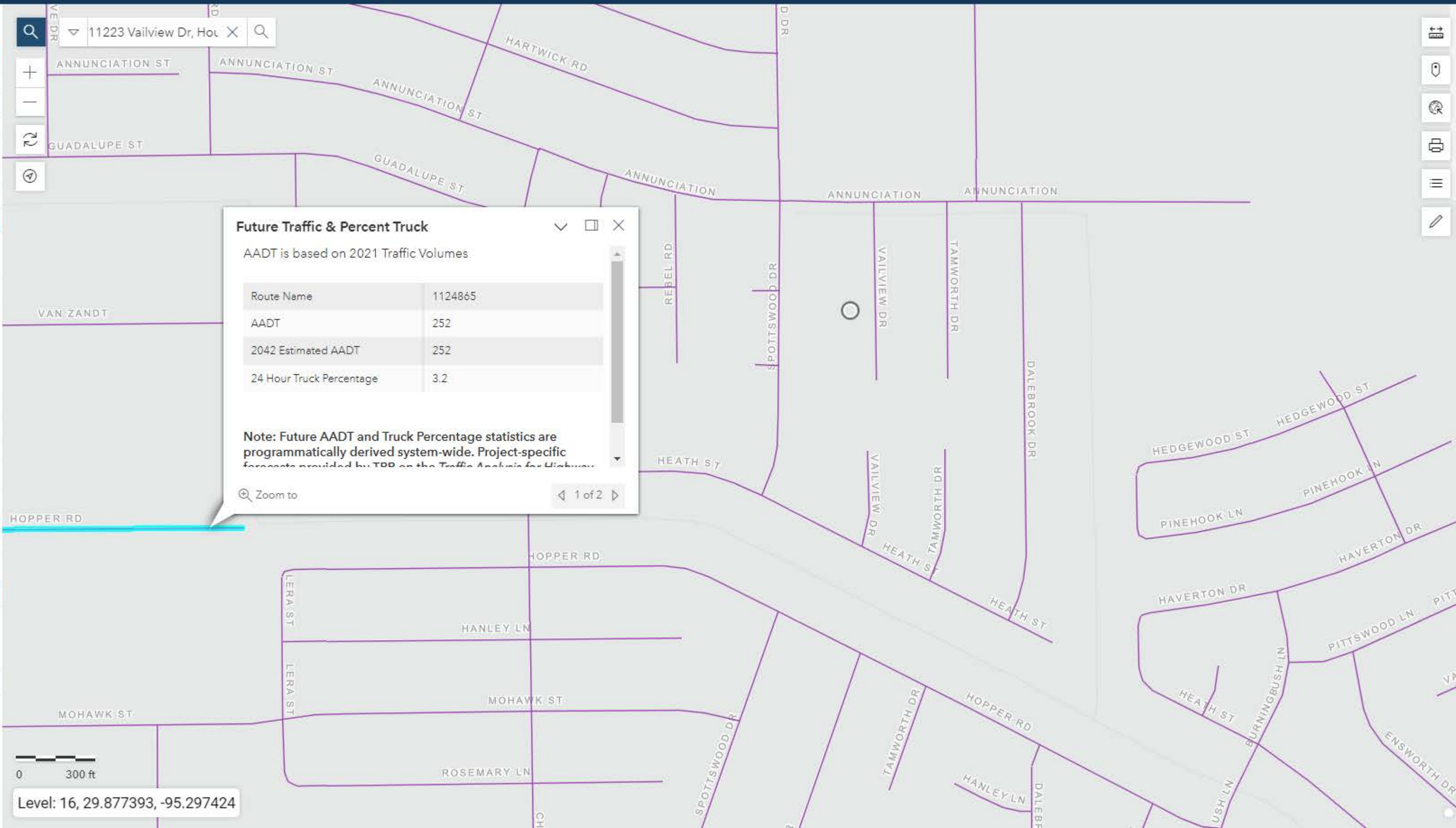
- TxDOT
- TxDOT Light Gray
- TxDOT Dark Gray
- Texas Imagery Service
- Esri Streets
- Open Street Map

Common Overlays

- Clear Overlays
- AAAT
- Alt Fuels - Electric
- Bridges
- Control Sections
- Functional Classification & Urban Areas
- Live Traffic
- Maintenance Section Boundaries
- Metropolitan Planning Organizations
- National Highway System
- Reference Markers
- Tolls
- Top 100 Congested Roadways
- TxDOT Safety Rest Areas

Additional Overlays

- Select a Layer to Add (Max 5):
- Future Traffic & Percent Truck
 - Future Traffic & Percent Truck



Future Traffic & Percent Truck

AAAT is based on 2021 Traffic Volumes

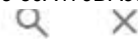
Route Name	1124865
AAAT	252
2042 Estimated AAAT	252
24 Hour Truck Percentage	3.2

Note: Future AAAT and Truck Percentage statistics are programmatically derived system-wide. Project-specific forecasts provided by TDP on the Traffic Analysis for Highway...

Zoom to 1 of 2



Level: 16, 29.877393, -95.297424



← 5433 Hopper Rd

Houston, Texas

Google Street View

Nov 2022 See more dates



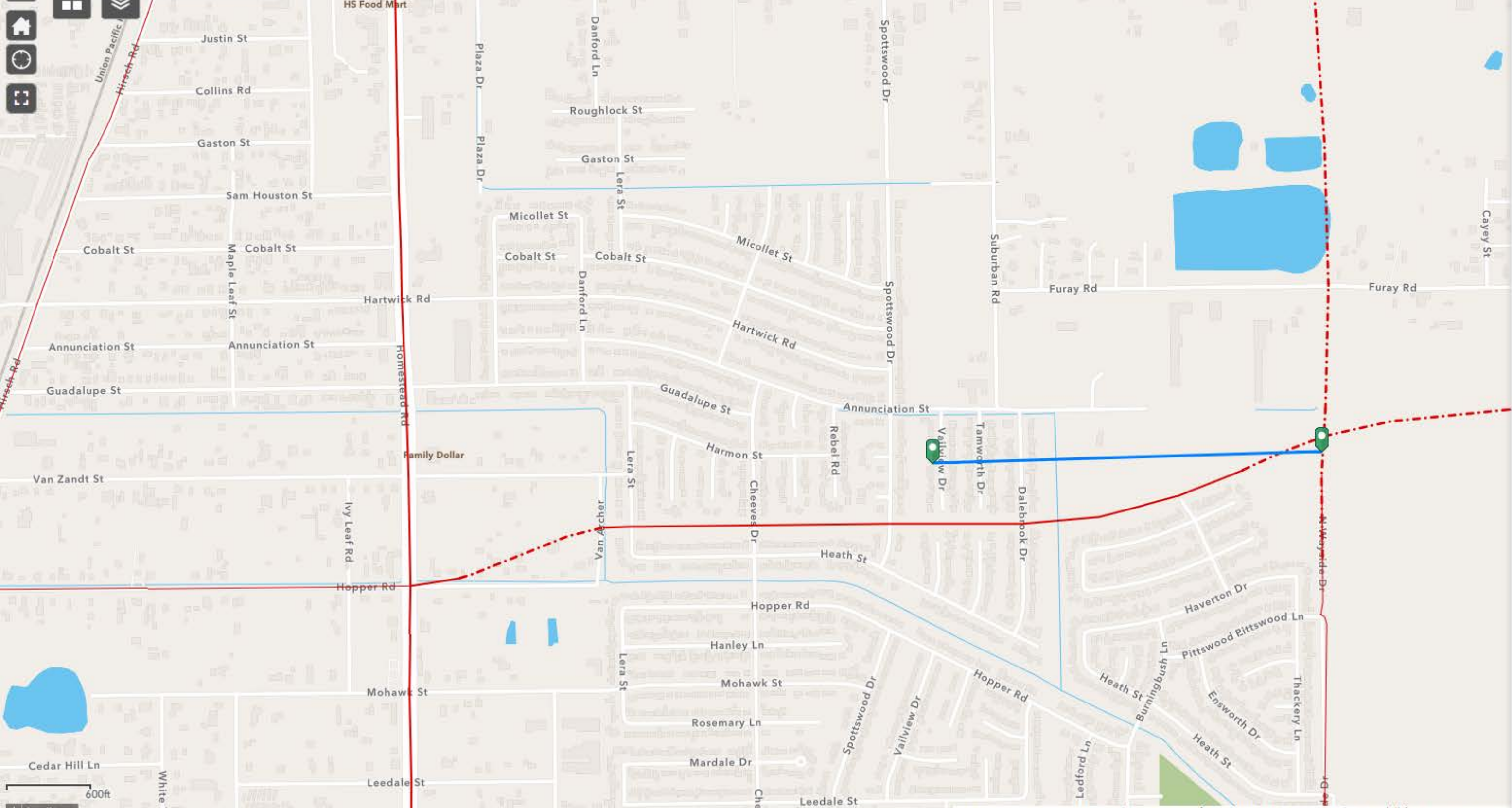
Hopper Rd

SPEED LIMIT 30



11223 VAILVIEW DR, HOU X

Show search results for 11223 ...



Measurement

Feet (US)

Measurement Result

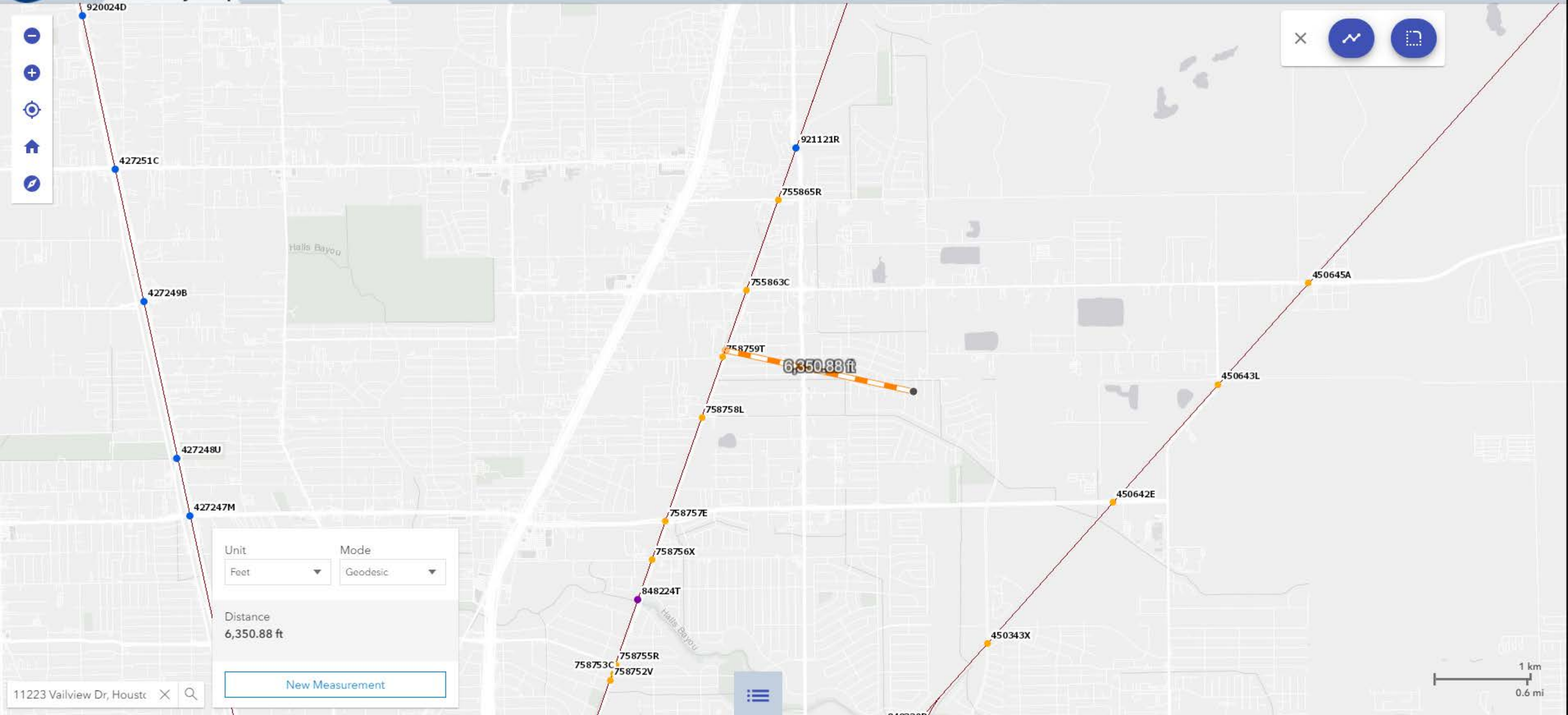
2,724.9 Feet (US)

Clear

FRA - Safety Map

- [-] (Zoom Out)
- [+] (Zoom In)
- [Target Icon] (Location Search)
- [Home Icon] (Home)
- [Compass Icon] (Orientation)

Map navigation controls: Close (X), Measure (Ruler), Full Screen (Square)



Measurement tool settings:

- Unit: Feet
- Mode: Geodesic
- Distance: 6,350.88 ft
- [New Measurement]

11223 Vailview Dr, Houston





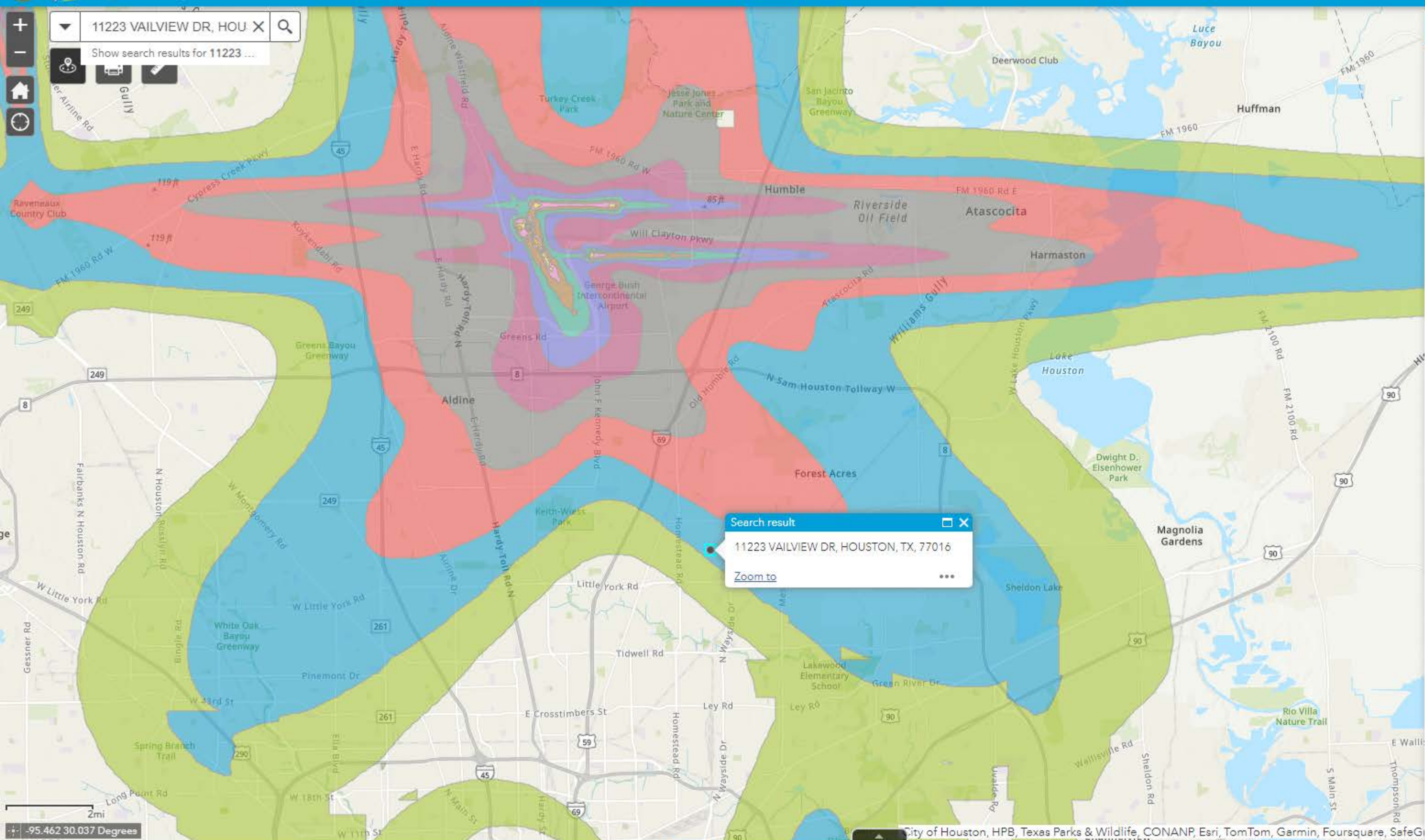
11223 VAILVIEW DR, HOU X

Show search results for 11223 ...

Legend

Houston Airport Noise Contours

- 105
- 100
- 95
- 90
- 85
- 80
- 75
- 70
- 65
- 60
- 55
- 50
- 45
- 40
- 35



Search result





11223 VAILVIEW DR, HOUSTON, TX, 77016

[Zoom to](#)



October 24, 2024

Wetlands

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