

September 24, 2024

Delaware Coastal Management Program (DCMP)  
100 W. Water Street, Suite 7B  
Dover, Delaware 19904  
Attn: Kimberly Cole ([Kimberly.cole@state.de.us](mailto:Kimberly.cole@state.de.us))

Re: 413 Eleventh Street (Holloway Terrace), New Castle Delaware 19720, AESC Project No. 9440,  
P.O. No. 21001999

Ladies and Gentlemen:

William C. Baldwin, Ph.D. of Action Environmental Service Corp., 501 Silverside Road, Suite 114, Wilmington, Delaware 19809 and Carlton Bowers of Interfaith Community Housing of Delaware, 613 North Washington Street, Wilmington, Delaware 19801 are preparing an Environmental Assessment for new construction of duplex housing on a 0.18 acre site at 413 Eleventh Street, New Castle, Delaware 19720 (Proposed activity).

Our review of the proposed activity indicates consistency with the Delaware Coastal Management Program. The above narrative is our Federal Consistency Statement. Please indicate a Federal Consistency Statement to William C. Baldwin

Project documents for your review include the following:

- Figure 1 – Site Location Plan
- Figure 2 - 2024 Aerial Photograph
- Figure 3 – Flood Hazard Firmette
- Figure 4 – Tax Parcel Map
- Figure 5 – National Wetlands Inventory
- Select photographs No. 1 and No. 2
- SG-1 – Coastal Zone Management
- Building Elevation A - 4
- CZMA Federal Consistency Form



Thank you,

William C. Baldwin ([wmcb3@aol.com](mailto:wmcb3@aol.com)) ([wbaldwin@actionenv.com](mailto:wbaldwin@actionenv.com))  
Action Environmental Service Corp.  
Silverside-Carr Executive Center  
501 Silverside Road, Suite 114  
Wilmington, Delaware 19809

cf: Mr. Vincent Garlick ([vincent.garlick@newcastle.gov](mailto:vincent.garlick@newcastle.gov))  
Mr. Carlton Bowers ([cbowers@ich.org](mailto:cbowers@ich.org))

39°41.817' N, 75°32.798' W WGS84

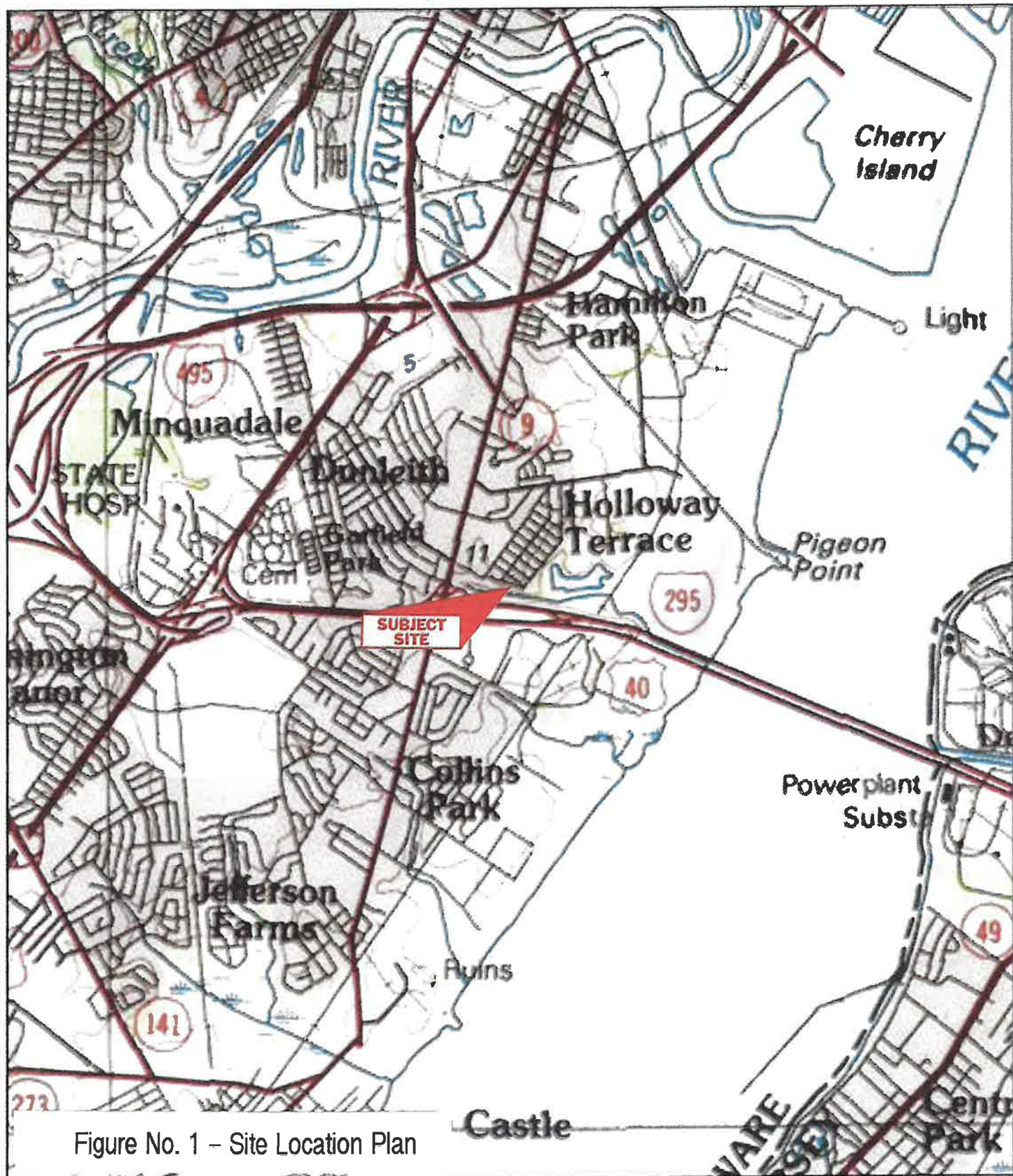


Figure No. 1 - Site Location Plan

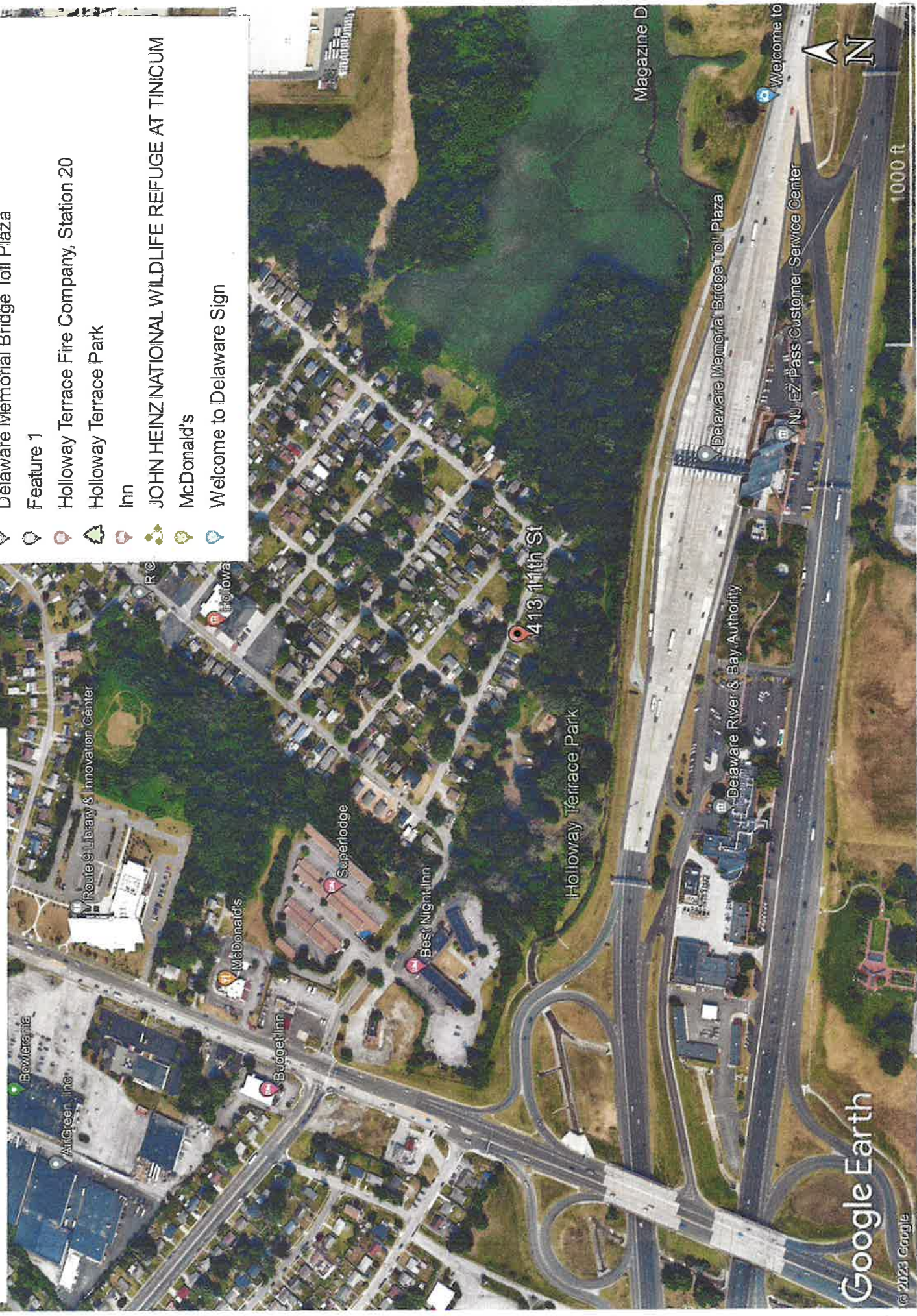


# Figure No. 2 - 2024 Aerial Photograph

413 11th Street New Castle, Delaware 19720 (Holloway Terrace)

## Legend

- 413 11th St
- Delaware Memorial Bridge Toll Plaza
- Feature 1
- Holloway Terrace Fire Company, Station 20
- Holloway Terrace Park
- Inn
- JOHN HEINZ NATIONAL WILDLIFE REFUGE AT TINICUM
- McDonald's
- Welcome to Delaware Sign



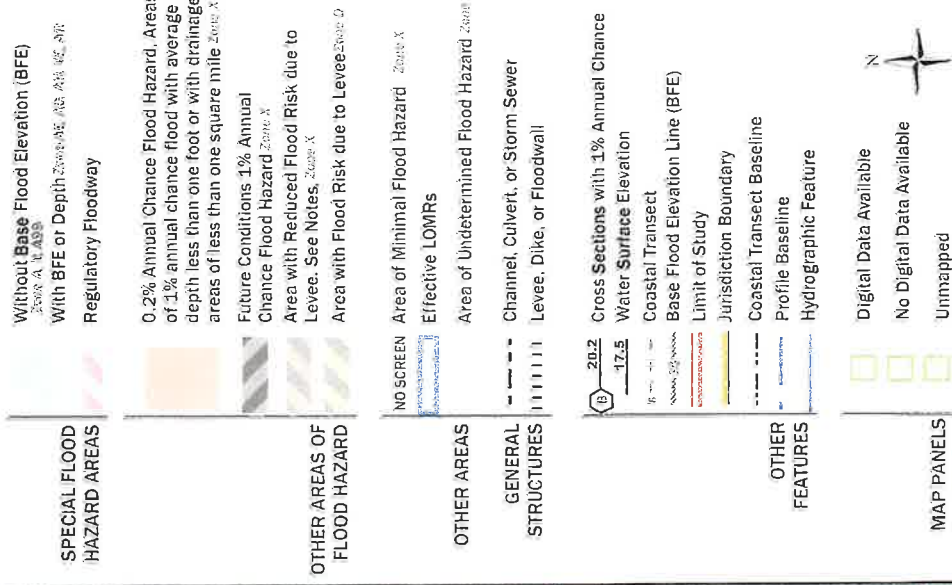
# National Flood Hazard Layer FIRMette



75°33'9"W 39°42'5"N

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

## Legend



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 8/23/2024 at 10:38 AM 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.

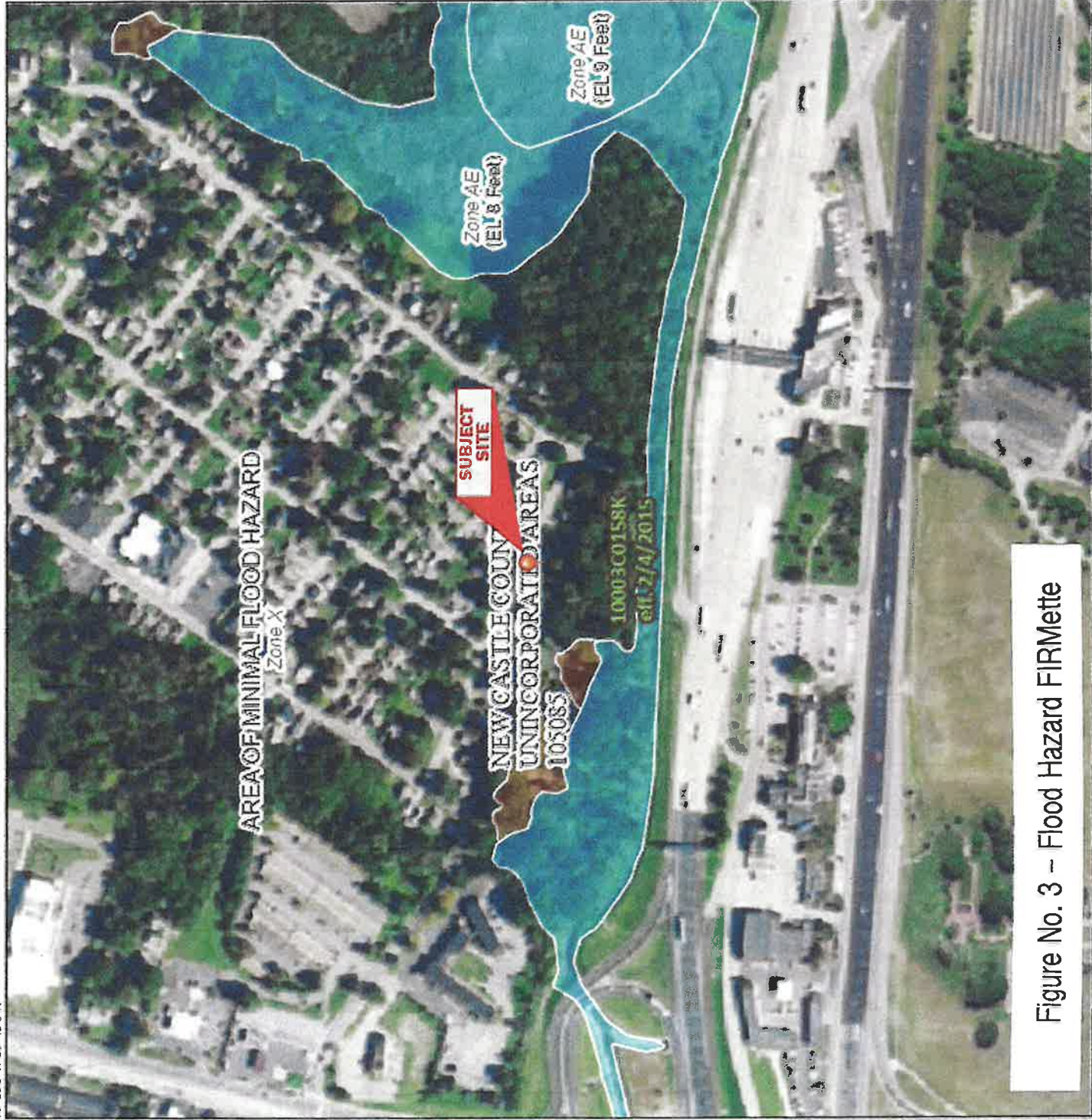


Figure No. 3 – Flood Hazard FIRMette



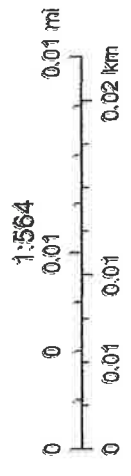
75°32'32"W 39°41'38"N

Basemap Imagery Source: FISCC National Map 2022

# Figure No. 4 - Tax Parcel Map



8/22/2024, 12:05:57 PM



- Roads
- Structures
- Neighborhood road in county
- Residential
- Address
- Parcels
- Unit Properties

Esri Community Maps Contributors, New Castle County, Delaware FirstMap, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Explore New Castle County Map App



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 413 11th St. (Holloway Terrace)

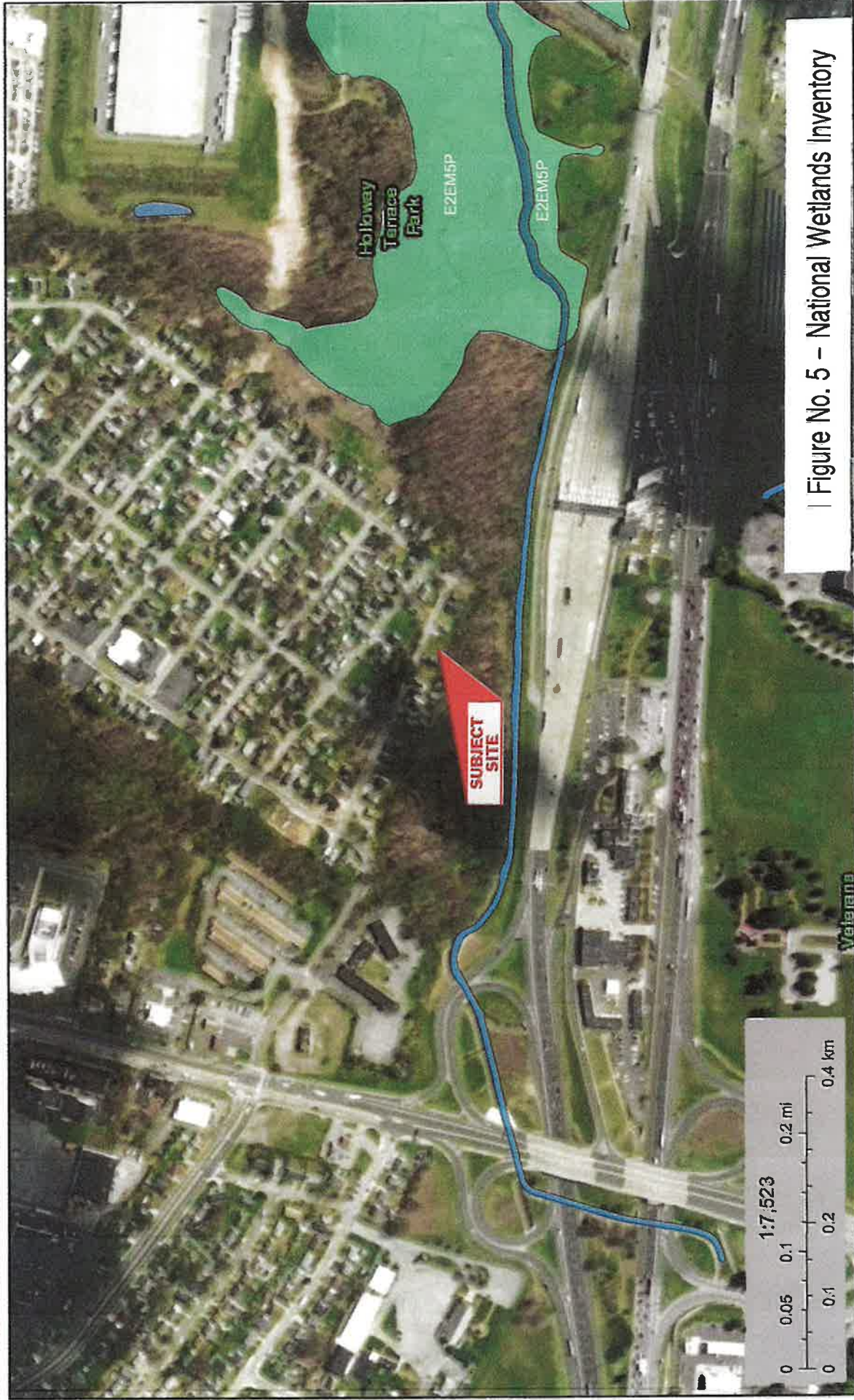


Figure No. 5 – National Wetlands Inventory

August 23, 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.



Photograph No. 1 – Front View of 413 11<sup>th</sup> St. New Castle, Delaware 19720 (Holloway Terrace)



Photograph No. 2 – Rear View of 413 11<sup>th</sup> St. New Castle, Delaware 19720 (Holloway Terrace)

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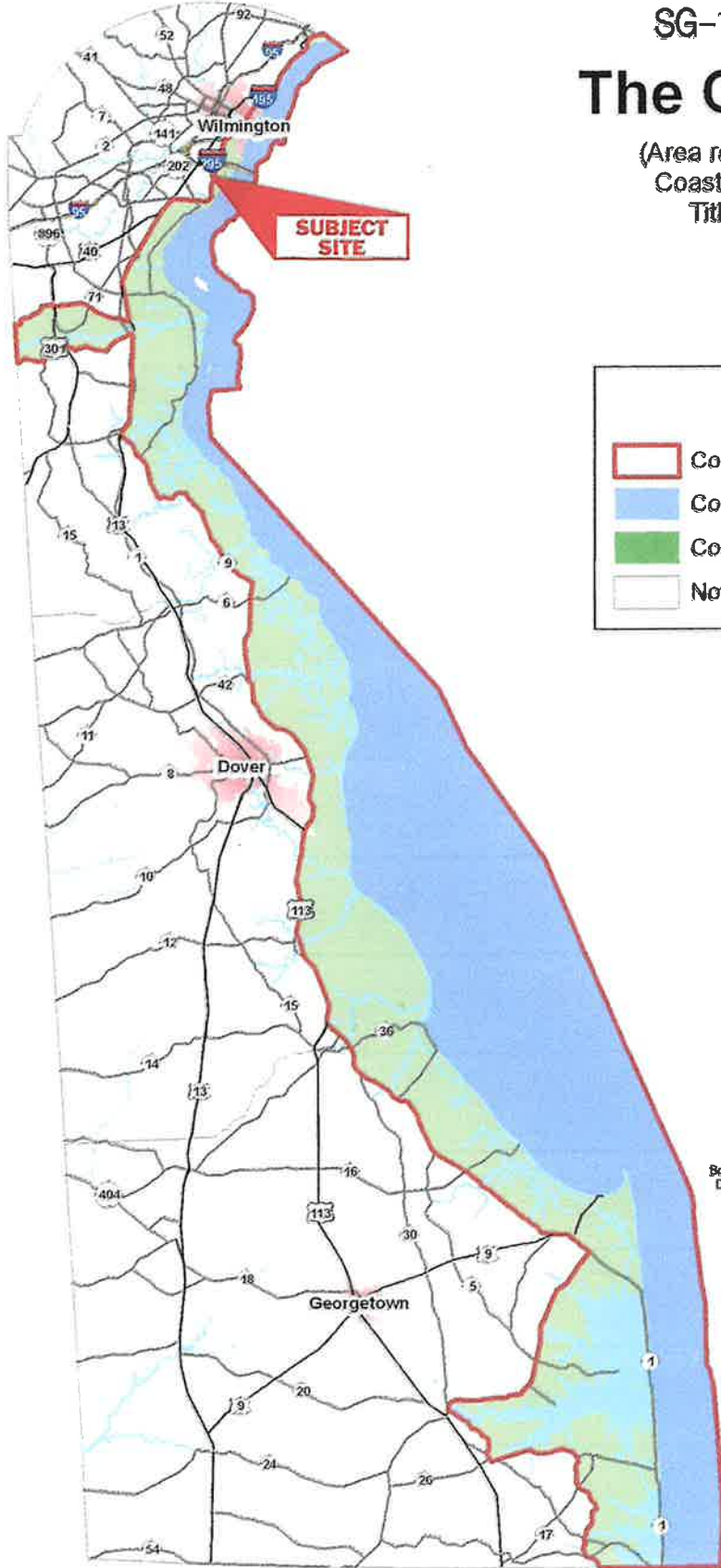
***ACTION ENVIRONMENTAL SERVICE CORP.***

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SG-1





# The Coastal Strip

(Area regulated by the Delaware Coastal Zone Act Chapter 70, Title 7, Delaware Code)



**SUBJECT SITE**

## Legend

-  Coastal Zone
-  Coastal Zone - Water
-  Coastal Zone - Land
-  Not regulated by Coast Zone Act



*Boundary at the mouth of the Delaware Bay is in dispute.*

This map is prepared primarily for internal DJREC resource management purposes. The information contained hereon is preliminary and is subject to change or modification at any time. Use of this information by others is at their own risk and the DJREC in no way guarantees the accuracy of the information.





DAVID J. R. SMITH  
 No. 10000  
 State of Delaware

**Bredstone Architecture**  
 1100 W. MARKET STREET  
 WILMINGTON, DE 19801  
 TEL: 302.486.2200  
 WWW.BREDSTONEARCHITECTURE.COM

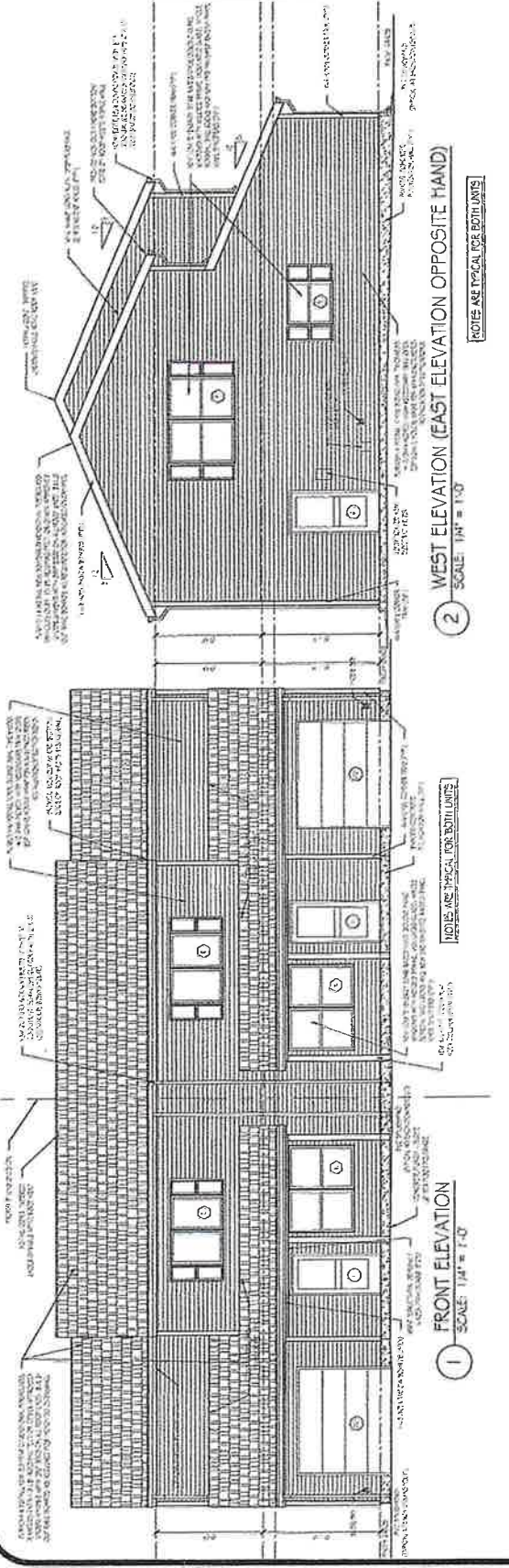
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PROJECT NO.	10000
SHEET NO.	110
DATE	08/11/17
DRAWN BY	D. SMITH
CHECKED BY	D. SMITH

CLIENT: DAVID J. R. SMITH  
 PROJECT: NEW SEMI-DETACHED HOUSES  
 304 & 306 6th STREET  
 WILMINGTON, DE 19801

**PROPOSED ELEVATIONS**

Sheet No.	A-4
Project No.	10000
Date	08/11/17
Scale	1/4" = 1'-0"



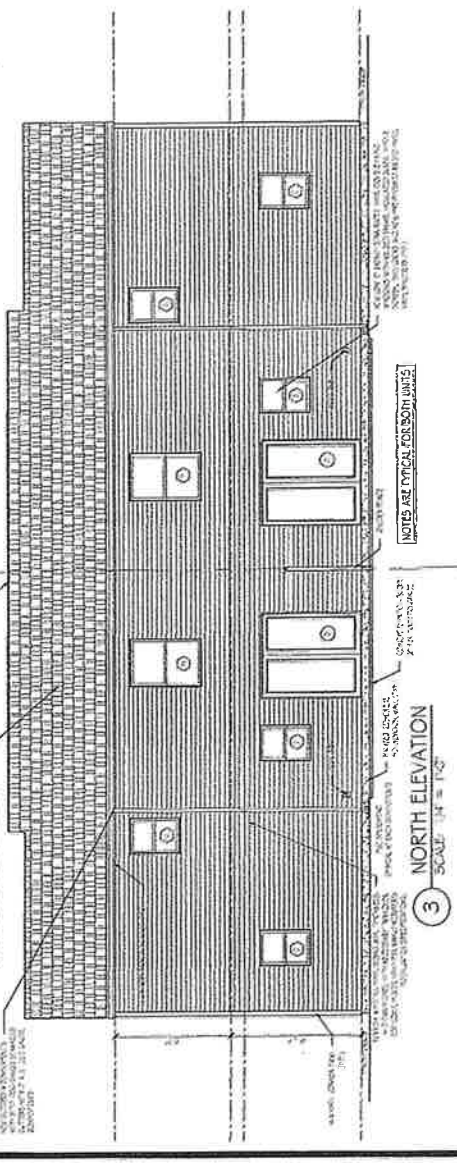
1 FRONT ELEVATION SCALE: 1/4" = 1'-0"

2 WEST ELEVATION (EAST ELEVATION OPPOSITE HAND) SCALE: 1/4" = 1'-0"

NOTES ARE TYPICAL FOR BOTH UNITS

NOTES ARE TYPICAL FOR BOTH UNITS

NOTES ARE TYPICAL FOR BOTH UNITS



3 NORTH ELEVATION SCALE: 1/4" = 1'-0"

NOTES ARE TYPICAL FOR BOTH UNITS

**ELEVATION LEGEND**

BRICK, 1 1/2" x 7 1/2" COMMON BRICK, MASONRY FINISH

WOOD SHUTTERS

WOOD SIDING

WOOD SHAKES

WOOD SIDING, SHINGLES

WOOD SIDING, SHINGLES

WOOD SIDING, SHINGLES

WOOD SIDING, SHINGLES

WOOD SIDING, SHINGLES

WOOD SIDING, SHINGLES



Initial Review: \_\_\_\_\_  
Updated On: \_\_\_\_\_  
Complete: \_\_\_\_\_  
Official Use Only

### Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

**Project/Activity Name:** ENVIRONMENTAL ASSESSMENT FOR 413 ELEVENTH ST NEWCASTLE DE 19720

**I. Federal Agency or Non-Federal Applicant Contact Information:**

Contact Name/Title: WILLIAM C. BALDWIN

Federal Agency Contractor Name (if applicable): ACTION ENVIRONMENTAL SERVICE CORP.

Federal Agency: HUD  
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 501 SILVERSIDE RD, SUITE 114

City: WILMINGTON State: DE Zip Code: 19809

E-mail: WBALDWIN@ACTIONENV.COM Telephone #: (302) 798-3100

**II. Federal Consistency Category:**

- Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)
- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

**III. Detailed Project Description (attach additional sheets if necessary):**

• DEMOLITION OF EXISTING 750 FT<sup>2</sup> BUNGALOW STYLE RESIDENCE CONSTRUCTED IN 1936.  
• NEW CONSTRUCTION OF SEMI-DETACHED HOUSING.

**IV. General Analysis of Coastal Effects** (attach additional sheets if necessary):

Not Applicable

**V. Detailed Analysis of Consistency with DCMP Enforceable Policies** (attach additional sheets if necessary):

**Policy 5.1: Wetlands Management**

Not Applicable

**Policy 5.2: Beach Management**

Not Applicable

**Policy 5.3: Coastal Waters Management** (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

Not Applicable

**Policy 5.4: Subaqueous Land and Coastal Strip Management**

Not Applicable

**Policy 5.5: Public Lands Management**

Not Applicable

**Policy 5.6: Natural Lands Management**

Not Applicable

**Policy 5.7: Flood Hazard Areas Management**

Not Applicable

**Policy 5.8: Port of Wilmington**

Not Applicable

**Policy 5.9: Woodlands and Agricultural Lands Management**

Not Applicable

**Policy 5.10: Historic and Cultural Areas Management**

Not Applicable

**Policy 5.11: Living Resources**

Not Applicable

**Policy 5.12 Mineral Resources Management**

Not Applicable

**Policy 5.13: State Owned Coastal Recreation and Conservation**

Not Applicable

**Policy 5.14: Public Trust Doctrine**

Not Applicable

**Policy 5.15: Energy Facilities**

Not Applicable

**Policy 5.16: Public Investment**

Not Applicable

**Policy 5.17: Recreation and Tourism**

Not Applicable

**Policy 5.18: National Defense and Aerospace Facilities**

Not Applicable

**Policy 5.19: Transportation Facilities**

Not Applicable

**Policy 5.20: Air Quality Management**

Not Applicable

**Policy 5.21: Water Supply Management**

Not Applicable

**Policy 5.22: Waste Disposal Management**

Not Applicable

**Policy 5.23: Development**

Not Applicable

**Policy 5.24: Pollution Prevention**

Not Applicable

**Policy 5.25: Coastal Management Coordination**

Not Applicable

**VI. JPP and RAS Review (Check all that apply):**

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

\*If yes, provide the date of the meeting(s): \_\_\_\_\_

**VII. Statement of Certification/Determination and Signature (Check one and sign below):**

**FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

**FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

**NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:			
Printed Name:	WILLIAM C. BALDWIN	Date:	26 SEPT. 2024

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

**Federal Consistency Review Deadlines:**

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

**OFFICIAL USE ONLY:**

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	