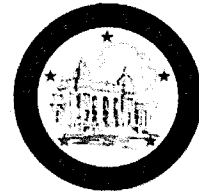


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.16  
(ID # 10981)**

**MEETING DATE:  
Tuesday, November 5, 2019**

**FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):**

**SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA):** Adoption of Resolution No. 2019-211 Approving Funding Allocation Up to \$1,000,000 from HOME Investment Partnerships Program Funds to Chelsea Investment Corporation and Support of Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for 6th & Cesar Chavez Affordable Housing Project, in the City of Coachella; District 4. [\$1,000,000 – 100% HOME Investment Partnerships Program funds].

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the 6th and Cesar Chavez Affordable Housing Project (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project will not result in a significant impact on the quality of the environment;
2. Authorize the Chair of the Board to execute the attached EA on behalf of the County;

**ACTION: Policy**

  
Robert Field, Assistant County Executive Officer/ECD 10/21/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: November 5, 2019  
xc: EDA

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

3. Adopt Resolution No. 2019-211 Approving Funding Allocation of up to \$1,000,000 in HOME Investment Partnerships Act Funds to Chelsea Investment Corporation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the 6th and Cesar Chavez Affordable Housing Project in the City of Coachella;
4. Approve the attached Request for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act Funds in the amount of \$1,000,000 for the Proposed Project;
5. Approve the attached Request for Release of Funds and Certification (RROF) for the use of Eight (8) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
6. Authorize the Chair of the Board to execute the two (2) attached RROFs to be filed with the United States Department of Housing and Urban Development (HUD); and
7. Authorize the Assistant County Executive Officer/ECD, or designee, to take all necessary steps to implement Resolution No. 2019-211, the RROFs, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 1,000,000	\$ 0	\$ 1,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 100% HOME Investments Partnerships Act Funds</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2019/20

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

Chelsea Investment Corporation, a California corporation, (Chelsea) is applying to the County of Riverside (County) for a commitment of \$1,000,000 in HOME Investment Partnerships Program (HOME) funds for the development of a 105 unit multi-family affordable rental housing project for low and very low income households (Proposed Project). The Proposed Project will consist of 50 one-bedroom units, 28 two-bedroom units, 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals. The Proposed Project will be located on approximately 2.66 acres of land on the North East corner of 6th Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006 (Property).

Of the 105 units, 11 units in the Proposed Project will be subject to HOME program occupancy and use restrictions, and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County. On site amenities will include a 1,400

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

square foot community center, an indoor bicycle storage and a child's play area. The community room will be equipped with a laundry room, kitchen to accommodate events, computer and learning center and a manager's office. Onsite social services will include after school programs for children as well as literacy and job training classes. The building is mixed use with 3,000 square feet of retail space.

Other funding sources proposed for use by Chelsea include Solar Tax Equity in the amount of \$333,099, a loan from Rabobank in the amount of \$5,905,666, Developer Fee Equity Contribution in the amount of \$2,026,963, Deferred Developer Fee in the amount of \$1,382,442, Affordable Housing and Sustainable Communities Program Loan in the amount of \$8,395,407, Inland Regional Center Community Placement Plan funds in the amount of \$1,160,000, City of Coachella Fee Deferral in the amount of \$9,240,000 and Residual Receipt Loans Accrued Interest in the amount of \$468,000. The total cost of development is \$48,788,145.

Chelsea will be submitting an application to the California Tax Credit Allocation Committee (TCAC) seeking an allocation of tax credits to finance a majority of the costs to develop and construct the Proposed Project. In order to complete the TCAC application for an allocation of tax credits, Chelsea must provide a resolution from the local jurisdiction providing support for the Proposed Project.

The attached proposed Resolution No. 2019-211 provides Board support for the Proposed Project, subject to satisfaction of certain conditions, and recommends an allocation of up to \$1,000,000 in HOME funds to be used as a loan to Chelsea to pay a portion of the development and construction costs for the Proposed Project. Staff recommends that the allocation of the HOME funds be valid until December 31, 2020.

The attached proposed Resolution No. 2019-211 allocates up to \$1,000,000 in HOME Funds to the Proposed Project, subject to Chelsea's satisfaction of the conditions specifically set forth in the attached Resolution 2019-211, which include but are not limited to the following:

1. Securing any and all land use entitlements, permits and approvals which may be required for development and construction of the Proposed Project, including, but not limited to compliance with the California Environmental Quality Act of 1970 (CEQA) and the National Environment Protection Act;
2. Obtaining sufficient equity capital or firm and binding commitments for construction and permanent financing necessary to undertake the development and completion of the Proposed Project; and
3. Successful negotiation of a Loan Agreement requiring compliance with the HOME Program approved by the Board of Supervisors.

NEPA/CEQA Review

The environmental effects of activities carried out with HOME funds must be assessed in

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside by and through its Economic Development Agency is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On October 2, 2019, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project will not result in a significant impact on the quality of the environment. Staff of the County of Riverside Economic Development Agency ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process. Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds were published on October 8, 2019 and October 9, 2019, pursuant to 24 CFR Section 58.43.

Staff recommends that the Board approve the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, Two (2) Request for Release of Funds, and Resolution 2019-211. County Counsel has reviewed and approved as to form the attached Resolution 2019-211, Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Requests for Release of Funds.

**Impact on Residents and Businesses**

The development of 105 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution will be funded with HOME Investment Partnerships Act Funds.

**Attachments:**

- County of Riverside Environmental Assessment
- Resolution No. 2019-211
- Request for Release of Funds for HOME Investment Partnerships Act Funds
- Request for Release of Funds for Housing Choice Voucher Program Project Based Vouchers
- Public Notices FONSI/RROF

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

  
Alex Gann

10/29/2019



Gregory V. Priamos, Director County Counsel

10/29/2019

**BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

**RESOLUTION 2019-211  
APPROVING FUNDING ALLOCATION OF UP TO \$1,000,000 IN HOME INVESTMENT  
PARTNERSHIPS ACT FUNDS TO CHELSEA INVESTMENT CORPORATION AND  
SUPPORT FOR APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS TO THE  
CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR THE 6TH AND CESAR  
CHAVEZ AFFORDABLE HOUSING PROJECT IN THE CITY OF COACHELLA**

**WHEREAS**, the County is also the recipient of funds derived from the HOME Investment Partnership Act ("HOME") Program, which was enacted under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990;

**WHEREAS**, the County has identified the expansion of affordable rental housing stock for low-income farmworker households as a high housing priority through the County's Five Year Consolidated Plan;

**WHEREAS**, Chelsea Investment Corporation, a California corporation ("Developer"), proposes to develop and construct a multi-family affordable rental housing project for low and very low income households consisting of one-hundred (105) affordable rental units that includes 50- one bedroom units, 28- two bedroom units and 27- three bedroom units including 10 units for developmentally disabled individuals (Project). The Project will be located on approximately 2.66 acres of vacant land located on the North East corner of 6th Street and Caesar Chavez, in Coachella, California, identified as Assessor Parcel Number 778-080-006 ("Property");

**WHEREAS**, the Developer submitted an application to the County requesting financial assistance in the amount of \$1,000,000 in HOME funds ("County Allocation"). The County Allocation is needed to fill an existing Project financing gap in the amount of \$1,000,000;

**WHEREAS**, 11 units will be subject to HOME program occupancy and use restrictions, and will be rented to individuals whose income does not exceed 50% of the area median income for the County;

**WHEREAS**, the Developer submitted a request to the Housing Authority of the County of Riverside ("HACR") for an allocation of 8 Housing Choice Vouchers for the Project;

*RESOLUTION NUMBER 2019-211  
6<sup>th</sup> & Cesar Chavez Affordable Housing Project*

FORM APPROVED COUNTY COUNSEL  
BY: ACT 10/23/19  
AMRIT P. DHILLON DATE

1           **WHEREAS**, the Project received an allocation of funds through a competitive process  
2 from the Affordable Housing and Sustainable Communities funding from the Strategic Growth  
3 Council;

4           **WHEREAS**, as a result of project successfully obtaining competitively awarded funding  
5 from the Strategic Growth Council, the Project is eligible for an allocation of 8 Housing Choice  
6 Vouchers;

7           **WHEREAS**, the California Debt Limit Allocation Committee ("CDLAC") was created to  
8 set and allocate California's annual debt ceiling, and administer the State's tax-exempt bond  
9 program to issue the debt;

10           **WHEREAS**, the California Tax Credit Allocation Committee ("TCAC") allocates low-  
11 income housing tax credits to eligible affordable housing projects that receive an award of bond  
12 authority from CDLAC to raise project equity through the sale of tax benefits to investors;

13           **WHEREAS**, Developer intends to submit an application to CDLAC for bond authority  
14 and the right to apply for non-competitive low-income housing tax credits, the sales proceeds of  
15 which will be used to finance the development and construction of the Project;

16           **WHEREAS**, the application deadline to be considered for bond authority through CDLAC  
17 for the right to apply for allocation of tax credits through TCAC is November 15, 2019;

18           **WHEREAS**, to complete the application process, Developer must provide a resolution  
19 from the local jurisdictions, including the County, supporting the Project;

20           **WHEREAS**, the Developer has successfully completed several affordable housing  
21 complexes in the County;

22           **WHEREAS**, the County desires to approve an allocation of funding up to the amount of  
23 \$1,000,000 HOME funds, to be used to pay a portion of the costs to develop and construct the  
24 Project on the Property, subject to the Developer's satisfaction of certain conditions precedent  
25 for the benefit of the County; and

26           **WHEREAS**, the County desires to support the Developer's application to CDLAC/TCAC  
27 for an allocation of low-income housing tax credits.

28           **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the

1 Board of Supervisors of the County of Riverside ("Board"), in regular session assembled on  
2 November 5, 2019, in the meeting room of the Board of Supervisors located on the 1st floor of  
3 the County Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

- 4 1) That the Board of Supervisors hereby finds and declares that the above recitals are true  
5 and correct and incorporated as though set forth herein.
- 6 2) The Board of Supervisors supports the Developer's application to CDLAC/TCAC for an  
7 allocation of low-income housing tax credits, the sale proceeds of which will be used to  
8 finance the development and construction of a multi-family affordable rental housing  
9 project consisting of one-hundred (105) affordable rental units that includes 50- one  
10 bedroom units, 28- two bedroom units and 27- three bedroom units including 10 units  
11 for developmentally disabled individuals (Project). The Project will be located on  
12 approximately 2.66 acres of vacant land located on the North East corner of 6th Street  
13 and Caesar Chavez, in Coachella, California, identified as Assessor Parcel Number  
14 778-080-006.
- 15 3) Subject to any restrictions on the use of HOME funds and compliance with the HOME  
16 Program, the Board of Supervisors agrees to provide financial assistance to the  
17 Developer the maximum amount of \$1,000,000 of HOME funds, for construction of  
18 eligible activities on the Project, subject to the satisfaction of the following conditions  
19 precedent:
  - 20 a. Borrower: Chelsea Investment Corporation, a California corporation, or a limited  
21 partnership created by Chelsea Investment Corporation for the specific purpose  
22 of selling tax credits and developing, constructing and owning the Project where  
23 Chelsea Investment Corporation is the general partner/managing member;
  - 24 b. Project Name: Coachella AHSC Project;
  - 25 c. HOME Loan Amount: Not to exceed One Million Dollars (\$1,000,000);
  - 26 d. Interest: Three percent (3%) simple interest;
  - 27 e. Affordability Period: 55 years from recordation of the Notice of Completion in the  
28 official records of the County of Riverside;



- 1 f. HOME Loan Term: 55 years;
- 2 g. Repayment: Loan payments derived from the Project's residual receipts;
- 3 h. Entitlements and Governmental Approvals: Secure any and all required land use
- 4 entitlements, permits and approvals which may be required for construction of
- 5 the Project, including, but not limited to compliance with the California
- 6 Environmental Quality Act and the National Environmental Policy Act;
- 7 i. Other Financing: the HOME loan is expressly conditioned upon the Developer's
- 8 ability to secure sufficient equity capital or firm and binding commitments for
- 9 financing necessary to undertake the development, construction and operation of
- 10 the Project. All financing contemplated or projected with respect to the Project
- 11 shall be, or have been, approved in form and substance by the Board of
- 12 Supervisors. In addition to the HOME funds, Chelsea Investment Corporation
- 13 has requested an allocation of 8 Housing Choice Vouchers for the Project. Other
- 14 Project financing sources are anticipated to include Solar Tax Equity in the
- 15 amount of \$333,099; a loan from Rabobank in the amount of \$5,905,666;
- 16 Developer Fee Equity Contribution in the amount of \$2,026,963; Deferred
- 17 Developer Fee in the amount of \$1,382,442; Affordable Housing and Sustainable
- 18 Communities Program Loan in the amount of \$8,395,407; Inland Regional Center
- 19 Community Placement Plan funds in the amount of \$1,160,000; City of Coachella
- 20 Fee Deferral in the amount of \$9,240,000; and Residual Receipt Loans Accrued
- 21 Interest in the amount of \$468,000. The total cost of development is
- 22 \$48,788,145.;
- 23 j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in
- 24 the amount of \$6,800. Monitoring fee to be adjusted annually, not to exceed an
- 25 increase in the Consumer Price Index (CPI); and
- 26 k. Successful negotiation of loan agreement requiring compliance with the HOME
- 27 Program and evidencing the loan of the HOME funds in the amounts approved
- 28

1            herein, approved as to form by County Counsel, approved by the Board of  
2            Supervisors and executed by all required parties.

- 3    4)    The Board of Supervisors' commitment to provide the HOME loan is subject to the  
4           satisfaction of the conditions precedent set forth herein, is valid until December 31,  
5           2020, and shall thereafter have no force or effect, unless a HOME loan agreement  
6           related to the financing of the Project (approved as to form by County Counsel) has been  
7           approved and executed by the Board of Supervisors and the Developer.

8    //

9    //

10  
11    ROLL CALL:

12    Ayes:            Jeffries, Spiegel, Washington, Perez and Hewitt  
13    Nays:            None  
14    Absent:          None

15           The foregoing is certified to be a true copy of a resolution duly  
16    adopted by said Board of Supervisors on the date therein set forth.

17           Kecia R. Harper, Clerk of said Board

18    By  \_\_\_\_\_

19           Deputy

**PUBLIC NOTICE**

**October 8, 2019**

Riverside County Economic Development Agency  
5555 Arlington Avenue  
Riverside, California 92504  
(760) 863-2541 Monica Telles

**TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:**

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

**REQUEST FOR RELEASE OF FUNDS**

**On or about November 19, 2019**, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

**PROJECT NAME:** 6<sup>th</sup> & Cesar Chavez Affordable Housing Project

**PURPOSE:** The Project activity proposed the use of \$1,000,000 in Home Investments Partnerships Act funds by Chelsea Investment Corporation, a California corporation and affordable housing developer to develop, a 105 unit multi-family affordable rental housing project for low and very low income households consisting of 50 one-bedroom units, 28 two-bedroom units, 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals.

**LOCATION:** The Proposed Project will be located on approximately 2.66 acres of land on the North East corner of 6<sup>th</sup> Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006.

This activity may be undertaken over multiple years.

**FINDING OF NO SIGNIFICANT IMPACT**

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 44199 Monroe Street, Suite B, Indio, California 92201. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Monica Telles at 44199 Monroe Street, Suite B, Indio, California 92201. All comments received at the address specified above **on or before October 25, 2019** will be considered by the County of Riverside prior to authorizing submission of a Request for Release of Funds. Comments should specify which Notice they are addressing.

## **RELEASE OF FUNDS**

The County of Riverside certifies to the HUD Los Angeles Field Office that Kevin Jeffries in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Economic Development Agency to allocate HOME Investment Partnerships Program funds on behalf of the County of Riverside.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 300 N. Los Angeles Street, Suite 4054, Los Angeles, California 90012. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel. 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.

**PUBLIC NOTICE**

**October 9, 2019**

Riverside County Economic Development Agency  
5555 Arlington Avenue  
Riverside, California 92504  
(760) 863-2541 Monica Telles

**TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:**

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

**REQUEST FOR RELEASE OF FUNDS**

**On or about November 19, 2019**, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

**PROJECT NAME:** 6<sup>th</sup> & Cesar Chavez Affordable Housing Project

**PURPOSE:** The Project activity proposed the use of \$1,000,000 in Home Investments Partnerships Act funds by Chelsea Investment Corporation, a California corporation and affordable housing developer to develop, a 105 unit multi-family affordable rental housing project for low and very low income households consisting of 50 one-bedroom units, 28 two-bedroom units, 27 three-bedroom units, of which 10 units will be reserved for developmentally disabled individuals.

**LOCATION:** The Proposed Project will be located on approximately 2.66 acres of land on the North East corner of 6th Street and Caesar Chavez, in the City of Coachella, identified as Assessor Parcel Number 778-080-006.

This activity may be undertaken over multiple years.

**FINDING OF NO SIGNIFICANT IMPACT**

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 44199 Monroe Street, Suite B, Indio, California 92201. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Monica Telles at 44199 Monroe Street, Suite B, Indio, California 92201. All comments received at the address specified above **on or before October 25, 2019** will be considered by the County of Riverside prior to authorizing submission of a Request for Release of Funds. Comments should specify which Notice they are addressing.

## **RELEASE OF FUNDS**

The County of Riverside certifies to the HUD Los Angeles Field Office that Kevin Jeffries in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Economic Development Agency to allocate HOME Investment Partnerships Program funds on behalf of the County of Riverside.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 300 N. Los Angeles Street, Suite 4054, Los Angeles, California 90012. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel. 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** 6th-&-Cesar-Chavez-Affordable-Housing-Project

**HEROS Number:** 900000010095151

**Project Location:** 1130 4th St, Coachella, CA 92236

**Additional Location Information:**

N/A

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

The proposed development will provide 105 units including twenty-seven (27) three-bedroom, twenty-eight (28) two-bedroom and fifty (50) one-bedroom units for low income families. The project includes one (1) unit for a fulltime onsite manager. The building will be 3 stories of wood frame construction with 132 surface parking spaces. The buildings are proposed to front onto 6th Street, Cesar Chavez Street and the alignment of 5th Street. Approximately 3,000 square feet of commercial will be on the first floor with "Live and Work" units above. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be net zero energy and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room with computer lab and kitchen, leasing office, laundry rooms, ADA accessible and hearing/visually impaired units. The site is currently vacant and has historically been undeveloped. The base zoning is General Commercial (GC). Residential uses are not permitted outright in the GC zoning district. On November 29, 2017, the City of Coachella approved Conditional Use Permit No. 294 and adopted Ordinance No. 1116 for the Chelsea Mixed Use Planned Development project. Conditional Use Permit No. 294 was requested by Chelsea Development to set development standards for up to 150 multi-family residential units with a 3,000 square foot commercial component fronting on the ground floor along Cesar Chavez Street and 6th Street. As proposed, the approvals would cover a 7.2-acre area that would also accommodate a future Sunline Transit hub and approved Department of Public Social Services (DPSS) building. The development as proposed would create a center for employment and commerce as well as multifamily residences. The 7.2-acre site was subsequently divided into four separate parcels to accommodate the proposed uses. The proposed project addressed herein is the 105-unit multifamily affordable housing project proposed for development on a 2.5-acre site. The units would be a minimum of 400 square feet for efficiency units, 610 square feet for one bedroom and 850 square feet for two bedrooms. The units would increase by 150 square feet for each additional bedroom. The parking garage would provide 100 parking spaces for the apartment units and 12 spaces for the commercial space.

NOV 05 2019 3.16

**Funding Information**

Grant Number	HUD Program	Program Name
HM418-001	Community Planning and Development (CPD)	HOME Program
PBV4-18-001	Public Housing	Housing Choice Voucher Program

**Estimated Total HUD Funded Amount:** \$4,369,120.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$41,638,950.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Noise Abatement and Control	<p>Project construction would be required to comply with the City of Coachella Municipal Code Section 7.04.070, which limits construction during the following time periods:</p> <p>October 1st through April 30th  Monday--Friday: 6:00 a.m. to 5:30 p.m.  Saturday: 8:00 a.m. to 5:00 p.m.  Sunday: 8:00 a.m. to 5:00 p.m.  Holidays: 8:00 a.m. to 5:00 p.m.</p> <p>May 1st through September 30th  Monday--Friday: 5:00 a.m. to 7:00 p.m.  Saturday: 8:00 a.m. to 5:00 p.m.  Sunday: 8:00 a.m. to 5:00 p.m.  Holidays: 8:00 a.m. to 5:00 p.m.</p> <p>In this case, there are sensitive properties located north, south and east of the site. While construction noise would be audible at the property boundary, construction would occur per the City of Coachella limits described above. No adverse impacts related to construction noise are anticipated.</p> <p>The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional</p>



	Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	None
Hazards and Nuisances including Site Safety and Site-Generated Noise	None
Energy Consumption/Energy Efficiency	None
Employment and Income Patterns	None
Demographic Character Changes / Displacement	None
Educational and Cultural Facilities (Access and Capacity)	None
Commercial Facilities (Access and Proximity)	None
Health Care / Social Services (Access and Capacity)	None
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None
Water Supply (Feasibility and Capacity)	None
Public Safety - Police, Fire and Emergency Medical	None
Parks, Open Space and Recreation (Access and Capacity)	None
Transportation and Accessibility (Access and Capacity)	None
Permits, reviews, and approvals	To be determined.

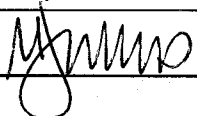
**Mitigation Plan**

Operation Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Cesar Chavez Street is the primary noise source within proximity to the project site. The City of Coachella's General Plan Update 2035 (adopted April 2015) Noise Technical Appendix, provide measured noise at various locations within the city. The noise monitoring location nearest the project site is at the 6th Street/Cesar Chavez Street intersection approximately 45 feet from the Cesar Chavez Street centerline. The measured noise level was 68.1 dBA which exceeds the City of Coachella standard for residential areas. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2017 shows that approximately 23,588 vehicles use the segment of Cesar Chavez Street north of Avenue 52 each day. This is the segment of Cesar Chavez Street that fronts the project site. Assuming 10% of the daily counts occur during the peak hour of the day, peak hour volumes are approximately 2,359. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cesar Chavez Street using the HUD Ldn calculator based on the CVAG traffic counts. For modeling purposes, the fleet mix assumed 3% medium trucks and 1% heavy trucks. The Ldn at 275 feet (measured from Cesar Chavez Street centerline to the center of the site) is estimated to be 62.3 dBA. As referenced, the City of Coachella daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 825 vehicle trips per day based on trip generation rates for multifamily and commercial uses defined in the Institute for Traffic Engineers 9th Edition (2012). No specific trip generation rates are defined for affordable housing projects; thus, rates for low rise multifamily apartments were used. For a noticeable (i.e., 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator, project-related trips (825 average daily trips) were added to existing volumes on Cesar Chavez Street. This generated a 0.1 dBA increase. This increase would not be noticeable; thus, the project would have no adverse exterior noise impact. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. The insertion loss associated with the sound reduction properties of proposed exterior walls, window, and door construction design can range from 25 to 30 dBA with doors and windows close. Using 62 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 37 to 32 dBA, which would meet the interior noise standard. No adverse interior noise impacts are identified. The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur.

[CVAG 2017 Traffic Census Report.pdf](#)

**Determination:**

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

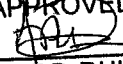
Preparer Signature:  Date: 10/28/19


Name / Title/ Organization: Monica Telles / / RIVERSIDE COUNTY ECONOMIC DEV. AGENCY

Certifying Officer Signature:  Date: 11/5/19

Name/ Title: KEVIN JEFFRIES CHAIRMAN, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL  
BY:  10/28/19  
AMRIT P. DHILLON DATE

ATTEST:  
KECIA R. HARPER, Clerk  
By   
DEPUTY

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB No. 2506-0087  
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number <b>#069065</b>	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity Count of Riverside, Board of Supervisors c/o Riverside County Economic Development Agency 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) <b>Monica Telles, 760.863.2541</b>	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside, Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

**The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following**

9. Program Activity(ies)/Project Name(s) <b>6th &amp; Cesar Chavez Affordable Housing Project</b>	10. Location (Street address, city, county, State) 1130 4th Street Coachella, Riverside County, CA
--	--

### 11. Program Activity/Project Description

The Project activity includes the proposed use of eight (8) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV's) that will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside HCVP waiting list at the 6th & Cesar Chavez Affordable Housing project. The Housing Authority of the County of Riverside will enter into a Housing Assistance Payment Contract with the project owner, subject to approval by the Board of Commissioners.

The project will be rented to and occupied by low and very low income households, 10 units will be reserved for developmentally disabled individuals. On site amenities will include a 1,400 square foot community center, an indoor bicycle storage and a child's play area. The community room will be equipped with a laundry room, kitchen to accommodate events, computer and learning center and a manager's office. Onsite social services will include after school programs for children as well as literacy and job training classes. The building is mixed use with 3,000 square feet of retail space. Other funding sources proposed for use by Chelsea include Solar Tax Equity in the amount of \$333,099, a loan from Rabobank in the amount of \$5,905,666, Developer Fee Equity Contribution in the amount of \$2,026,963, Deferred Developer Fee in the amount of \$1,382,442, Affordable Housing and Sustainable Communities Program Loan in the amount of \$8,395,407, Inland Regional Center Community Placement Plan funds in the amount of \$1,160,000, City of Coachella Fee Deferral in the amount of \$9,240,000 and Residual Receipt Loans Accrued Interest in the amount of \$468,000. The total cost of development is is \$48,788,145.

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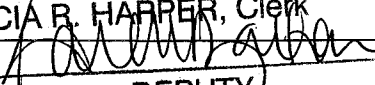
**Part 2. Environmental Certification (to be completed by responsible entity)**

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did  did not  require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
	Chairman, Riverside County Board of Supervisors
Address of Certifying Officer	Date signed
ATTEST: KECIA R. HARPER, Clerk By  DEPUTY	11/5/19
C/O Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92504	

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
X	
	Date signed

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

BY: AMRIT P. DHILLON  
DATE: 10/28/19

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** 6th-&-Cesar-Chavez-Affordable-Housing-Project

**HEROS Number:** 900000010095151

**Responsible Entity (RE):** RIVERSIDE COUNTY ECONOMIC DEV. AGENCY, 5555  
Arlington Avenue Riverside CA, 92504

**RE Preparer:** Monica Telles

**State / Local Identifier:**

**Certifying Officer:** Kevin Jeffries

**Grant Recipient (if different than Responsible Entity):** Chelsea Investment Corporation

**Point of Contact:** Colleen Edwards

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 1130 4th St, Coachella, CA 92236

**Additional Location Information:**  
N/A

**Direct Comments to:**

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

The proposed development will provide 105 units including twenty-seven (27) three-bedroom, twenty-eight (28) two-bedroom and fifty (50) one-bedroom units for low income families. The project includes one (1) unit for a fulltime onsite manager. The building will be 3 stories of wood frame construction with 132 surface parking spaces. The buildings are proposed to front onto 6th Street, Cesar Chavez Street and the alignment of 5th Street. Approximately 3,000 square feet of commercial will be on the first floor with "Live and Work" units above. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be net zero energy and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room with computer lab and kitchen, leasing office, laundry rooms, ADA accessible and hearing/visually impaired units. The site is currently vacant and has historically been undeveloped. The base zoning is General Commercial (GC). Residential uses are not permitted outright in the GC zoning district. On November 29, 2017, the City of Coachella approved Conditional Use Permit No. 294 and adopted Ordinance No. 1116 for the Chelsea Mixed Use Planned Development project. Conditional Use Permit No. 294 was requested by Chelsea Development to set development standards for up to 150 multi-family residential units with a 3,000 square foot commercial component fronting on the ground floor along Cesar Chavez Street and 6th Street. As proposed, the approvals would cover a 7.2-acre area that would also accommodate a future Sunline Transit hub and approved Department of Public Social Services (DPSS) building. The development as proposed would create a center for employment and commerce as well as multifamily residences. The 7.2-acre site was subsequently divided into four separate parcels to accommodate the proposed uses. The proposed project addressed herein is the 105-unit multifamily affordable housing project proposed for development on a 2.5-acre site. The units would be a minimum of 400 square feet for efficiency units, 610 square feet for one bedroom and 850 square feet for two bedrooms. The units would increase by 150 square feet for each additional bedroom. The parking garage would provide 100 parking spaces for the apartment units and 12 spaces for the commercial space.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

The purpose of the proposed project is to provide affordable apartment housing for low income residents meeting income qualifications.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The site is approximately 2.5 acres in size and part of a larger 7.2-acre site located at the southeast corner of 4th Street and Cesar Chavez Street in downtown Coachella, California (APN 778-080-005 -006 and 778-071-005). This neighborhood is comprised of a mixture of residential and commercial development. The site is currently vacant. The project site is served by Sunline Transit Agency Route 91 and 111. Both routes have bus stops located adjacent to the site.

**Maps, photographs, and other documentation of project location and description:**

**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
HM418-001	Community Planning and Development (CPD)	HOME Program
PBV4-18-001	Public Housing	Housing Choice Voucher Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$4,369,120.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$41,638,950.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest



		<p>airport to the project site is the Jacqueline Cochran Regional Airport located at 56-550 Higgins Drive in Thermal, CA. The project site is located outside the compatibility zone boundaries of the Airport Lan Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps JC-1 and JC-2 in the Jacqueline Cochran Regional Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document Amended, September 2006). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.</p>
<p><b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended,</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in attainment status for all criteria pollutants. The</p>

<p>particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Verified with the Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016. Attached are two maps from the US Fish and Wildlife Services, one demonstrates Region 8 where the project site is and where clusters of any endangered species may be located. The second map demonstrates the project site and not endangered species are found on or around the project site.</p>
<p><b>Explosive and Flammable Hazards Above-Ground Tanks)</b>[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project is a residential project designed to provide affordable housing for low income families. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, Hazard Management</p>

		<p>Consulting, Inc., prepared a Phase I ESA (March 2017) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. However, groundwater under this site has been impacted by the SOCO Gasoline Station located at the northeast corner of 4th Street/Cesar Chavez Street across 4th Street from the site. The primary contaminant is methyl tert butyl ether (MTBE) associated with a leaking underground gasoline storage tank(s). Thus, while MTBE appears to have migrated onto the project site, the more volatile components such as benzene are not present in groundwater beneath the project site. Based on the vapor intrusion study and Hazardous Health Risk Assessment, the presence of MTBE in the groundwater below the project site would not be considered a significant vapor intrusion concern. No mitigation measures are required.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is currently vacant; however, it is located within an urbanized area within the City of Coachella. The site is categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO</p>

		11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was normally unacceptable: 62.3 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project would provide 105 affordable apartment units for low income families and individuals. The project would not remove housing or otherwise displace minority or low income communities to accommodate construction. The project would not violate Executive Order 12898.

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2		None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2		None
Hazards and Nuisances including Site Safety and Site-Generated Noise	2		None
Energy Consumption/Energy Efficiency	2		None
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1		None
Demographic Character Changes / Displacement	1		None
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	1		None
Commercial Facilities (Access and Proximity)	2		None
Health Care / Social Services (Access and Capacity)	1		None
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2		None
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2		None
Water Supply (Feasibility and Capacity)	2		None
Public Safety - Police, Fire and Emergency Medical	2		None
Parks, Open Space and Recreation (Access and Capacity)	2		None
Transportation and Accessibility (Access and Capacity)	2		None
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2		

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Other Factors	2		

**Supporting documentation**

[BPG 1130 4th St Cultural Report 1-9-2019\(1\).pdf](#)

[Geotech.pdf](#)

[Attachment 4 - Phase I ESA\(3\).pdf](#)

**Additional Studies Performed:**

\* Air Emission Calculations, December 2018 \* Phase I Cultural Resource Assessment, January 2019 \* Exterior Noise HUD Ldn Calculations, January 2019

[11.4 traffic appendix.pdf](#)

[DNL With Project\(1\).pdf](#)

[DNL Baseline\(1\).pdf](#)

**Field Inspection [Optional]:** Date and completed by:

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

a. Riverside County Airport Land Use Compatibility Plan Policy Document Amended September 2006). b. Project Plans and Site Inspection, December 2018 c. City of Coachella Conditional Use Permit 294 Staff Report, December 2017 d. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 17th and G Affordable Housing Project, April 2018 e. Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987. f. California Emission Estimator Model, 2016. g. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Envirostar database. <http://www.envirostor.dtsc.ca.gov/public/>. h. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map. Available at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Accessed online April 2018. i. California Department of Forestry and Fire Protection, San Diego County Fire Hazard Severity Map, October 2008. j. California Department of Transportation Noise, Vibration, and Hazardous Materials Office. 2004. Transportation and Construction Induced Vibration Guidance Manual (Prepared by Jones and Stokes). k. California Department of Transportation's 1992 Transportation-Related Earthborne Vibration, Technical Advisory, l. California State Department of Water Resources, Water Resources Control Board, Geotracker website,

[http://www.waterboards.ca.gov/gama/geotracker\\_gama.shtml](http://www.waterboards.ca.gov/gama/geotracker_gama.shtml) m. Coachella Valley Water District, 2015 Urban Water Management Plan, July 2016. n. Riverside County Fire Department website, accessed December 2018 o. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C227OH, prepared March 6, 2018 p. Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment (May 2006) q. Fehr and Peers, General Plan 2035 Traffic Impact Assessment, June 2013. r. National Wild and Scenic Rivers System, [www.nps.gov/rivers](http://www.nps.gov/rivers), accessed online December 2018. s. Hazard Management Consulting, Inc., Phase I Environmental Site Assessment, March 2017. t. Petra Geosciences, Inc., Preliminary Geotechnical Investigation, June 2016 u. United States Fish & Wildlife Service, Wetlands Mapper, accessed December 2018 <https://www.fws.gov/wetlands/data/mapper.HTML> v. US Environmental Protection Agency, Sole Source Aquifer website accessed December 2018 <https://www3.epa.gov/region9/water/groundwater/ssa.html>. w. United State Department of Housing and Urban Development, HUD Exchange website, accessed December 2018. x. Birdseye Planning Group, Phase I Cultural Resources Assessment for 1130 4th Street, January 2019. y. Coachella Valley Unified School District Fee Justification Report, March 2008. z. Coachella Valley Association of Governments 2017 Traffic Census Report, 2018. aa. Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016

**List of Permits Obtained:**

To be determined.

**Public Outreach [24 CFR 58.43]:**

FONSI is advertised in newspapers in both sides of the County. The Desert Sun in Eastern Riverside County where the project is located and in the Press Enterprise in the Western Riverside County for maximum exposure.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The proposed project is the construction of an affordable housing building that would provide 105 affordable units to low income individuals. The project would be constructed with a Coachella General Plan Update and Planned Development Overlay approved for the site November 29, 2017. No cumulative impacts different from or greater than what was evaluated as part of the environmental review process for approval of the Planned Development Overlay would occur as a result of the project.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

Consideration of an offsite alternative is not warranted because no significant impacts that cannot be avoided were identified. Reducing the size of the proposed project would incrementally reduce impacts across a range of issue areas such as air quality, water supply and wastewater. However, the proposed project's impacts would not be significant in these areas so reducing the project size is not warranted. Density was maximized to ensure highest and best use of the site. Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

**No Action Alternative [24 CFR 58.40(e)]**

If the proposed project was not implemented, the site would likely remain vacant until another applicant proposed to develop on the site consistent with the zoning designation or Planned Development Overlay. It is not known if or when another development would be proposed on the site. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

**Summary of Findings and Conclusions:**

Chelsea Investment Corporation is proposing to develop the 1130 4th Street Affordable Housing Project. The development will provide 105 units including twenty-seven (27) three-bedroom, twenty-eight (28) two-bedroom and fifty (50) one-bedroom units for low income families. The project includes one (1) unit for a fulltime onsite manager. The building will be 3 stories of wood frame construction with a two-story parking garage. The buildings are proposed to front onto 6th Street, Cesar Chavez Street, and the alignment of 5th Street. Approximately 3,000 square feet of commercial will be on the first floor with

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Noise Abatement and Control	Project construction would be required to comply with the City of Coachella Municipal Code Section 7.04.070, which limits construction during the following time periods:	N/A	



	<p>October 1st through April 30th Monday--Friday: 6:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m.</p> <p>May 1st through September 30th Monday--Friday: 5:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m.</p> <p>In this case, there are sensitive properties located north, south and east of the site. While construction noise would be audible at the property boundary, construction would occur per the City of Coachella limits described above. No adverse impacts related to construction noise are anticipated.</p> <p>The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur.</p>		
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>None</p>	<p>N/A</p>	
<p>Soil Suitability / Slope/ Erosion /</p>	<p>None</p>	<p>N/A</p>	

Drainage and Storm Water Runoff			
Hazards and Nuisances including Site Safety and Site-Generated Noise	None	N/A	
Energy Consumption/Energy Efficiency	None	N/A	
Employment and Income Patterns	None	N/A	
Demographic Character Changes / Displacement	None	N/A	
Educational and Cultural Facilities (Access and Capacity)	None	N/A	
Commercial Facilities (Access and Proximity)	None	N/A	
Health Care / Social Services (Access and Capacity)	None	N/A	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None	N/A	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None	N/A	
Water Supply (Feasibility and Capacity)	None	N/A	
Public Safety - Police, Fire and Emergency Medical	None	N/A	
Parks, Open Space and Recreation (Access and Capacity)	None	N/A	

Transportation and Accessibility (Access and Capacity)	None	N/A	
Permits, reviews and approvals	To be determined.	N/A	

Attachment 4 - Phase I ESA(1).pdf

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### **Mitigation Plan**

Operation Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Cesar Chavez Street is the primary noise source within proximity to the project site. The City of Coachella's General Plan Update 2035 (adopted April 2015) Noise Technical Appendix, provide measured noise at various locations within the city. The noise monitoring location nearest the project site is at the 6th Street/Cesar Chavez Street intersection approximately 45 feet from the Cesar Chavez Street centerline. The measured noise level was 68.1 dBA which exceeds the City of Coachella standard for residential areas. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2017 shows that approximately 23,588 vehicles use the segment of Cesar Chavez Street north of Avenue 52 each day. This is the segment of Cesar Chavez Street that fronts the project site. Assuming 10% of the daily counts occur during the peak hour of the day, peak hour volumes are approximately 2,359. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cesar Chavez Street using the HUD Ldn calculator based on the CVAG traffic counts. For modeling purposes, the fleet mix assumed 3% medium trucks and 1% heavy trucks. The Ldn at 275 feet (measured from Cesar Chavez Street centerline to the center of the site) is estimated to be 62.3 dBA. As referenced, the City of Coachella daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 825 vehicle trips per day based on trip generation rates for multifamily and commercial uses defined in the Institute for Traffic Engineers 9th Edition (2012). No specific trip generation rates are defined for affordable housing projects; thus, rates for low rise multifamily apartments were used. For a noticeable (i.e, 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator, project-related trips (825 average daily trips) were added to existing volumes on Cesar Chavez Street. This generated a 0.1 dBA increase. This increase would not be noticeable; thus, the project would have no adverse exterior noise impact. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. The insertion loss associated with the sound reduction properties of proposed exterior walls, window, and door construction design can range from 25 to 30 dBA with doors and windows close. Using 62 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 37 to 32 dBA, which would meet the interior noise standard. No adverse interior noise impacts are identified. The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur.

CVAG 2017 Traffic Census Report.pdf

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the Jacqueline Cochran Regional Airport located at 56-550 Higgins Drive in Thermal, CA. The project site is located outside the compatibility zone boundaries of the Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps JC-1 and JC-2 in the Jacqueline Cochran Regional Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document Amended, September 2006). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

#### Supporting documentation

[Airport Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



### Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.**

#### Compliance Determination

No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.

#### Supporting documentation

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

### Screen Summary

#### **Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

#### **Supporting documentation**

FEMA Map(2).pdf

#### **Are formal compliance steps or mitigation required?**

- Yes
- ✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

### Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

### Screen Summary

#### Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

#### Supporting documentation

### Coastal Zone Management Act

Guidance	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

#### Screen Summary

##### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

##### **Supporting documentation**

[APE Map\(1\).pdf](#)

##### **Are formal compliance steps or mitigation required?**

Yes

No

## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. **How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No

**Explain:**

The Phase I ESA prepared for the proposed project by Hazard Management Consulting, Inc., (March 2017), there are no Recognized Environmental Conditions on the project site. Groundwater under this site has been impacted by the SOCO Gasoline Station located at the northeast corner of 4th Street/Cesar Chavez Street across 4th Street from the site.

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Attachment 4 - Phase I ESA\(2\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

**Screen Summary**

**Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Verified with the Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016. Attached are two maps from the US Fish and Wildlife Services, one demonstrates Region 8 where the project site is and where clusters of any endangered species may be located. The second map demonstrates the project site and not endangered species are found on or around the project site.

**Supporting documentation**

[Endangered Species Map- Project Site.pdf](#)

[Endangered Species Map- Region 8.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



### Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:

- Of more than 100 gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary**

**Compliance Determination**

The proposed project is a residential project designed to provide affordable housing for low income families. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, Hazard Management Consulting, Inc., prepared a Phase I ESA (March 2017) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. However, groundwater under this site has been impacted by the SOCO Gasoline Station located at the northeast corner of 4th Street/Cesar Chavez Street across 4th Street from the site. The primary contaminant is methyl tert butyl ether (MTBE) associated with a leaking underground gasoline storage tank(s). Thus, while MTBE appears to have migrated onto the project site, the more volatile components such as benzene are not present in groundwater beneath the project site. Based on the vapor intrusion study and Hazardous Health Risk Assessment, the presence of MTBE in the groundwater below the project site would not be considered a significant vapor intrusion concern. No mitigation measures are required.

**Supporting documentation**

Attachment 4 - Phase I ESA.pdf

**Are formal compliance steps or mitigation required?**

- Yes
- ✓ No

## Farmlands Protection

	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<u>7 CFR Part 658</u>

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

Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

No

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

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary**

**Compliance Determination**

The project site is currently vacant; however, it is located within an urbanized area within the City of Coachella. The site is categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.

**Supporting documentation**

Farmland Map.pdf

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Map\(1\).pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C227OH, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.

**Supporting documentation**

[FEMA Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Historic Preservation**

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

**Threshold**

**Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

**Step 1 – Initiate Consultation**

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Officer (SHPO) In progress

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Varous Tribes                      Completed

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

A list of all Tribes potentially being affected by the project was run via the HUD Tribal Directory and a letter was sent to each of the Tribes listed on the list that was generated.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Step 2 – Identify and Evaluate Historic Properties**

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**  
1130 4th Street, Coachella, CA 92236

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes



✓ No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

**Document reason for finding:**

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

**Supporting documentation**

[TDAT List 2.pdf](#)

[TDAT List 1.pdf](#)

[BPG\\_1130 4th St\\_Cultural Report\\_1-9-2019.pdf](#)

[APE Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

**Noise Abatement and Control**

General requirements	Legislation	Regulation
<p>HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.</p>	<p>Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"</p>	<p>Title 24 CFR 51 Subpart B</p>

**1. What activities does your project involve? Check all that apply:**

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  
None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

**Is your project in a largely undeveloped area?**

- ✓ No

Indicate noise level here: 62.3

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 62.3

Document and upload noise analysis, including noise level and data used to

complete the analysis below.

**6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

✓ Mitigation as follows will be implemented:

Project construction would be required to comply with the City of Coachella Municipal Code Section 7.04.070, which limits construction during the following time periods: October 1st through April 30th Monday--Friday: 6:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. May 1st through September 30th Monday--Friday: 5:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. In this case, there are sensitive properties located north, south and east of the site. While construction noise would be audible at the property boundary, construction would occur per the City of Coachella limits described above. No adverse impacts related to construction noise are anticipated. The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

A Noise Assessment was conducted. The noise level was normally unacceptable: 62.3 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.

##### **Supporting documentation**

Coachella Geotech Assessment Reduced.pdf  
summer.pdf  
DNL With Project.pdf  
DNL Baseline.pdf

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Sole Source Aquifers**

General requirements	Legislation	Regulation
<p><b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b></p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

**Screen Summary**

**Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

Sole Source Aquifer Map.pdf

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

General requirements	Legislation	Regulation
<p>Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.</p>	<p>Executive Order 11990</p>	<p>24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.</p>

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.



**Screen Summary**

**Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**

Wetlands Map.pdf

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

**1. Is your project within proximity of a NWSRS river?**

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

#### Screen Summary

##### **Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

##### **Supporting documentation**

[Scenic River Map.pdf](#)

##### **Are formal compliance steps or mitigation required?**

Yes

No

## Environmental Justice

Environmental Justice	
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

### Screen Summary

#### **Compliance Determination**

The project would provide 105 affordable apartment units for low income families and individuals. The project would not remove housing or otherwise displace minority or low income communities to accommodate construction. The project would not violate Executive Order 12898.

#### **Supporting documentation**

Site Plan.pdf

Are formal compliance steps or mitigation required?

Yes

No