

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



ITEM: 3.10
(ID # 14544)

MEETING DATE:
Tuesday, March 30, 2021

FROM: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Allegheny Apartments Development, City of Beaumont, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 5 [\$0]

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 Allegheny Apartments Development, located in the City of Beaumont, pursuant to the National Environmental Policy Act (NEPA), and conclude that the project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for 47 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) for Allegheny Apartments;

Continued on Page 2

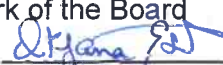
ACTION: Policy


Heidi Marshall, Director 2/24/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Perez 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: March 30, 2021
xc: HHPWS

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Chair of the Board of Supervisors to execute the RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing, Homelessness Prevention and Workforce Solutions (HHPWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

Continued on Page 3

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2020/21

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The Housing Authority of the County of Riverside’s (HACR) affiliated non-profit Riverside Community Housing Corporation (RCHC), in partnership with LINC Housing Corporation, a nonprofit public benefit corporation (LINC), are partnering to develop and construct Allegheny Apartments (Project) a 48 unit affordable housing project located in the City of Beaumont. HACR awarded 47 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV) pursuant to the HACR Administrative Plan that allows HACR to select projects non-competitively where HACR has ownership interest in the project.

The Project is located on the east side of Allegheny Avenue between 6th Street and 8th Street identified as Assessor’s Parcel Number 419-150-050, in the City of Beaumont. The Project is approximately 1.48-acres that will consist of 2 3-story buildings as well as 28 parking spaces, a community room and 10,801 square feet of open space. The proposed Project will consist of forty-eight (48) units, including one (1) unrestricted manager’s unit and 47 of those units will be affordable to low-income households earning between 30% and 50% of the Area Median Income (AMI). The development will consist of 24 two-bedroom units that are approximately 952 square feet and 24 three bed-room units that are approximately 1,159 square feet. LINC applied for competitive funding to the State of California Multifamily Housing Program and was awarded \$11,907,000 in December 2019. The Housing Authority will enter into an Agreement to enter into Housing Assistance Payments (AHAP) with Developer subject to approval by the Housing Authority’s Board of Commissioners.

NEPA Review

The environmental effects of activities carried out with PBVs derived from federal funds awarded by the U.S. Department of Housing and Urban Development (HUD) must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for Responsible Entities (RE) which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside by and through its Housing, Homelessness Prevention and Workforce Solutions is the RE for purposes of 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 February 4, 2021, the County completed an Environmental Assessment (County EA) and Finding of No

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

Significant Impact (FONSI) for the proposed Project (which is attached) and concluded that the proposed Project activities are not actions that may affect the quality of the environment. Staff of HHPWS, as the 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 and Certification (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 was published on February 22, 2021 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, and RROF. County Counsel has reviewed and approved as to form the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds and Certification.

Impact on Residents and Businesses

Allegheny Apartments Project will have a positive impact on community members and businesses in the County of Riverside as it provides affordable housing to low income individuals and families as well as creates jobs for local residents.

Attachments:

- County of Riverside Environmental Assessment
- Request for Release of Funds and Certification
- Public Notice FONSI/RROF


Steven Atkeson 3/21/2021


Gregory E. Priamos, Director County Counsel 3/11/2021

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 CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County, Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825		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) Allegheny Apartments	10. Location (Street address, city, county, State) East side of Allegheny Avenue between 6th Street and 8th Street identified as Assessor's Parcel Number 419-150-050.
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11. Program Activity/Project Description

The Project activity includes the proposed use of forty six (46) 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 for Allegheny Apartments. 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 total project is approximately 1.48-acres that will consist of 2 3-story buildings as well as 28 parking spaces, a community room and 10,801 square feet of open space. The proposed project will consist of forty-eight (48) units, including one (1) unrestricted manager's unit and 47 of those units will be affordable to very low-income households (households earning between 30 and 50 percent of the Area Median Income (AMI)). The development will consist of 24 two-bedroom with 952sf (square footage) and 24 three bed-room units with 1159sf

MAR 30 2021 3.10

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

X

Karen S. Spiegel

Chair, Riverside County Board of Supervisors

Date signed

MAR 30 2021

Address of Certifying Officer

C/O Riverside County, Housing, Homelessness Prevention and Workforce Solutions, 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)

Previous editions are obsolete

ATTEST:

KECIA R. HARPER, Clerk

By *[Signature]*

DEPUTY

FORM APPROVED COUNTY COUNSEL

form HUD-7015.15 (1/99)

BY *[Signature]*

AMRIT P. DHILLON

3/10/2021

DATE



U.S. Department of Housing and Urban
 Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Allegheny-Apartments-

HEROS Number: 900000010166532

Project Location: Allegheny Ave and 6th Street, Beaumont, CA 92223

Additional Location Information:

East side of Allegheny Avenue north of 6th Street in Beaumont, Riverside County, CA. (APN) 419-150-050

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

The Allegheny Apartments affordable housing project site will be constructed on 1.48 acres located on the east side of Allegheny Avenue, north of 6th Street, Beaumont, Riverside County, CA. The project proposes to construct 48 low-income and very-low-income apartment units in two 3-story buildings. The project would include several amenities including a 1,938 square foot community center, a 400 square foot laundry room containing five sets of washers and dryers, four offices totaling 576 square feet, a 28-space parking lot, and 10,801 square feet of open, outdoor space. The project site is located in the middle of the block along Allegheny Avenue between E. 6th Street and E. 8th Street. Surrounding site uses include commercial buildings to the south, a single family home to the north, commercial buildings and vacant land to the east, and vacant land and the Beaumont Fire Department and vacant land to the west. The project site is vacant. The project involves acquisition of the parcel (APN 419-150-050). The units would consist of 24 two-bedroom units (912 square feet) and 24 three-bedroom units (1,159 square feet). One of the 48 units would be a manager's unit and would not be income restricted. The total building area would be 64,314 square feet, all residential. Building height will be just under 35 feet. Construction would begin in March 2022 or later and is expected to last 20 months. The design of the project is intended to provide a residential scaled development consistent with the surrounding site uses. The use of materials including stucco, tile roofs, metal trim, and colors provide a variety and layering to the buildings to break up the overall mass of the structures. The overall design is intended to provide residents with a comfortable feeling of home that will bring quality affordable housing to Beaumont. The project will also include the addition of new curbs, gutters, sidewalks, a driveway, tie-ins to existing storm drains, a sewer extension north from 6th street to the project site, and street widening and re-paving to the center line along Allegheny Avenue in front of the project site.

Funding Information

Grant Number	HUD Program	Program Name
PBV5-20-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded Amount: \$18,588,240.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,794,717.00

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
Permits, reviews, and approvals	No permits other than standard construction-related permits are required

Mitigation Plan

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

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: Alicia Jaimes Date: 2/4/2021

Name / Title/ Organization: Alicia Jaimes / / RIVERSIDE COUNTY

Certifying Officer Signature: Karen S. Spiegel Date: MAR 30 2021

Name/ Title: KAREN SPIEGEL CHAIR, 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: AMRIT P. DHILLON DATE: 2/4/2021

ATTEST:
KECIA R. HARPER, Clerk
By: [Signature]
DEPUTY

PUBLIC NOTICE

February 22, 2021

Housing, Homelessness Prevention and Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504
(951) 343-5402 Alicia Jaimes

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 March 9, 2021, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME: Allegheny Apartments

PURPOSE: The project activity includes the allocation of 47 PBVs to be utilized by LINC Housing, a non-profit public benefit corporation, to serve as a rental subsidy for Allegheny Apartments development. Allegheny Apartments will consist of the construction of a 48-unit apartment complex that will provide permanent supportive housing. The 48-unit housing complex will be a combination of 24 two-bedroom units which will be approximately 952 square feet and 24 three-bedroom 1159-square feet. The units will be rented to low- income individuals earning between 30% and 50% of the area median income.

LOCATION: The Project site is located on the East side of Allegheny Avenue north of 6th Street in Beaumont, Riverside County, CA. The parcel is identified as Assessor Parcel Number 507-100-041.

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 5555 Arlington Avenue, Riverside, California 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Alicia Jaimes at 5555 Arlington Avenue, Riverside, California 92504 or email comments to MAJaimes@rivco.org. All comments received at the address specified above **on or before March 9, 2021** will be considered by the County of Riverside prior to 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 Karen Spiegel in her capacity as the Chair 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 Housing, Homelessness Prevention and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

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

Project Information

Project Name: Allegheny-Apartments-

HEROS Number: 900000010166532

Responsible Entity (RE): RIVERSIDE COUNTY, 1151 Spruce St Riverside CA, 92507

RE Preparer: Alicia Jaimes

State / Local Identifier:

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity): LINC Housing

Point of Contact: Suny Lay Chang

Consultant (if applicable): R.L. Hastings & Associates, LLC

Point of Contact: Roy Hastings

Project Location: Allegheny Ave and 6th Street, Beaumont, CA 92223

Additional Location Information:

East side of Allegheny Avenue north of 6th Street in Beaumont, Riverside County, CA.
(APN) 419-150-050

Direct Comments to:

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

The Allegheny Apartments affordable housing project site will be constructed on 1.48 acres located on the east side of Allegheny Avenue, north of 6th Street, Beaumont, Riverside County, CA. The project proposes to construct 48 low-income and very-low-income apartment units in two 3-story buildings. The project would include several amenities including a 1,938 square foot community center, a 400 square foot laundry room containing five sets of washers and dryers, four offices totaling 576 square feet, a 28-space parking lot, and 10,801 square feet of open, outdoor space. The project site is located in the middle of the block along Allegheny Avenue between E. 6th Street and E. 8th Street. Surrounding site uses include commercial buildings to the south, a single family home to the north, commercial buildings and vacant land to the east, and vacant land and the Beaumont Fire Department and vacant land to the west. The project site is vacant. The project involves acquisition of the parcel (APN 419-150-050). The units would consist of 24 two-bedroom units (912 square feet) and 24 three-bedroom units (1,159 square feet). One of the 48 units would be a manager's unit and would not be income restricted. The total building area would be 64,314 square feet, all residential. Building height will be just under 35 feet. Construction would begin in March 2022 or later and is expected to last 20 months. The design of the project is intended to provide a residential scaled development consistent with the surrounding site uses. The use of materials including stucco, tile roofs, metal trim, and colors provide a variety and layering to the buildings to break up the overall mass of the structures. The overall design is intended to provide residents with a comfortable feeling of home that will bring quality affordable housing to Beaumont. The project will also include the addition of new curbs, gutters, sidewalks, a driveway, tie-ins to existing storm drains, a sewer extension north from 6th street to the project site, and street widening and re-paving to the center line along Allegheny Avenue in front of the project site.

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

The primary purpose of the proposed project is to develop 48 units of affordable housing in an area with high housing costs and little available affordable housing. The City of Beaumont Housing Element, dated December 17, 2013, showed that there is more than sufficient demand for affordable housing. According to the Housing Element, regional housing needs for extremely low-, very low-, and low-income populations were estimated to be 2,121 households by October 2021. This project would only capture 2.3% of the total demand for affordable housing units.

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

The project site is located in a mixed-use area of the City of Beaumont which continues to develop with an additional mix of commercial and residential uses consistent with current zoning and General Plan land use designations.

Maps, photographs, and other documentation of project location and description:CA Beaumont 20180828 TM geo1(1).pdfCA Beaumont 20180828 TM geo(1).pdfCA Beaumont 20180828 TM geo1.pdfAllegheny APE Map.pdfIMG 0062.jpgIMG 0061.jpgIMG 0060.jpgIMG 0059.jpgIMG 0058.jpgIMG 0057.jpgIMG 0056.jpgIMG 0055.jpgIMG 0054.jpgIMG 0053.jpg**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
PBV5-20-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$18,588,240.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,794,717.00

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

Compliance Factors: 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)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards 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 within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest military airport, March Air Reserve Base, is approximately 18.12 miles from the project site, the nearest civilian airport, Banning Municipal Airport is approximately 5.35 miles from the project site, and the nearest commercial airport, Palm Springs International Airport, is approximately 26.14 miles from the project site.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project located in Beaumont, California CBRS not applicable in California
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps. According to FIRM map 06065C0812G, dated 8/28/2008, the project site is located in Zone X, Area of Minimal Flood Hazard. Flood insurance is not required as the project is not located in a floodplain and is an infrastructure project.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in an area with two Federal Criteria Pollutants - PM 2.5 and 8-hour Ozone - classified as "Non- Attainment." -Verified by EPA Greenbook "Currently Designated

		<p>Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA - The area is currently in compliance with the State Implementation Plan (SIP) which is currently being updated. The update may revise the area's Attainment status. The date on which Attainment status is to be met is pending. - Verified by Nydia Ibarra, Air Pollution Control Specialist, Northern Sierra AQMD. June 7, 2017, 4:15pm and June 9, 2017, 1:45pm at 530.274.9360 x 106. Include all documentation supporting your findings in your submission to HUD. Per the EPA Greenbook, Riverside County is classified as Moderate to Serious Non-Attainment for PM-2.5 (1997, 2006, and 2012), Serious for PM-10 (1987), Moderate to Extreme for 8-hour Ozone (2008 and 2015) and Severe 15 for 8-hour Ozone (2015) for Riverside County (Coachella Valley) area of the County. The project site is located in the Los Angeles-South Coast Air Basin area of the County with Non-Attainment designations of Moderate for PM-2.5 (1997), Serious for PM-2.5 (2006) and Moderate for PM-2.5 (2012) and Extreme for 8-hour Ozone (2008 and 2015).</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (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. - The project site is located approximately 83.7 miles outside of the Coastal Zone per the County of Los Angeles Coastal Zone map downloaded from the California Coastal Commission GIS system.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 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</p>

		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.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	- The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat. The USFW Critical Habitat Mapper downloaded from https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77 indicates that the site contains no Critical Habitat. The project site is in a built up urban area and no known endangered species are located on or near the project site. No species on the Fish and Wildlife listing is known to occur on the project site.
Explosive and Flammable Hazards Above-Ground Tanks {24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.- A Phase I ESA prepared by USA Environmental, Inc. dated September 2, 2020, identified three AST's within one mile of the project site. - The first AST is located at 1560 E. 6th Street in Beaumont, approximately 130 feet south of the project but the tank capacity is less than 100 gallons and it is, therefore, not covered by 24 CFR 51C. - The second AST is located at 655 Highland Springs Avenue #B in Beaumont, approximately 245 feet east of the project. The HUD Exchange Acceptable Distance Calculator calculated the minimum distance required from the project site to be 113.94 feet. - The third AST location is at 1550 E. 6th Street in Beaumont, approximately 495 feet southwest and across Allegheny Avenue from the project site. The HUD Exchange Acceptable Distance

		Calculator calculated the minimum distance required from the project site to be 298.29 feet.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site includes soil defined as "Prime Farmland" or "Prime Farmland if Irrigated" as identified by the USDA, NRCS but does not include "Unique Farmland" or "Farmland of Statewide Importance".- 100% of site soils are in Map Unit Symbol RaB2. Soils in Map Unit Symbol RaB2 are rated "Prime farmland if irrigated." - Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A, V, and A99) identified by FEMA maps. According to FIRM map 06065C0812G, dated 8/28/2008, the project site is located in Zone X, Area of Minimal Flood Hazard.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The City of Beaumont has made a Finding, and SHPO has not objected, that no historic properties will be affected by the project. Historic Preservation contains the following supporting documentation: SHPO consultation letter dated 10.29.20 wherein the City stated it's Finding of "No Historic Properties Affected" per 36 CFR Part 800.4(d)(1); Historical Archeological Resources Survey Report (Arch Survey) prepared by CRM Tech, dated 11.20.19; California Historical Resources Information System (CHRIS) Records Search completed as part of the Arch Survey; Tribal Directory Assessment Information (TDAI) list for Riverside County; Native American Heritage Commission (NAHC) response letter dated 9.9.20; Consultation letters sent to TDAI and NAHC list contacts dated 10.13.20 - four responses were

		received from the Cabazon Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians, the Augustine Band of Cahuilla Indians, and the Soboba Band of Luiseno Indians who either indicated there were no known tribal resources on the site (Augustine Band and Cabazon Band) or requested standard measures of a qualified archeologist on site during ground disturbance and additional consultation if resources are identified during construction (Agua Caliente Band and Soboba Band), and; National Register of Historic Places (NRHP) map of NRHP sites in the project area which identifies no sites in the area of the project site.
Noise Abatement and Control 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	The project involves the development of noise sensitive uses and is located within 1000 feet from a major road, 3000' from an active rail line, and within 15 miles of an airport. The project is not within line-of-sight of an arterial roadway or an active railroad line. - The project site is located on Allegheny Avenue, approximately 345 feet from the nearest arterial roadway - E. 6th Street. A HUD DNL calculation found that noise generated by E. 6th Street is 65 dBA. - Southern Pacific Railroad runs a freight line along Interstate 10, approximately 1,564 feet south of the project site. Service is limited with an average of 1 train per week. A HUD DNL calculation found the noise level generated by the rail line at the project site to be 27 dBA. - The combined DNL for roadway and railway noise at the project site was determined by the DNL calculator to be 65 dBA. - According to the City of Beaumont General Plan, noise from the closest airport - Banning Municipal - will not exceed the 65 dBA noise contours for all regional airports.
Sole Source Aquifers Safe Drinking Water Act of 1974, as	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in

amended, particularly section 1424(e); 40 CFR Part 149		compliance with Sole Source Aquifer requirements. The Project Area is not located within an area designated by the EPA as being supported by a sole source aquifer. The nearest sole source aquifers are Campo/Cottonwood Creek Aquifer and the Ocotillo-Coyote Wells SSA both located approximately 94 miles from the project site.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not involve new construction within or adjacent to a wetland(s) habitat. There are no wetlands in the Project Area or adjacent to the project site.
Wild and Scenic Rivers Act 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. - The Project Area is not located within one mile of a listed section of a Wild and Scenic River. The nearest stretch of river designated as Wild and Scenic is along the confluence of the North Fork of the San Jacinto River and the Fuller Mill Creek River, approximately 15 miles southeast of the Project site.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.- The proposed 48-unit project has no aggregate Environmental Justice issues identified by the EPA EJSCREEN Report (Version 2019) or in this NEPA. EJ data was collected at the 0.125, 0.25, 0.5, .075, and 1-mile radii. Nine of eleven (9/11) Environmental Indicators (EI) were lower in the project area than at the comparison levels of California, EPA Region and U.S. Of the nine (9), five (5) were significantly lower. - Using the 0.125-mile radius centered on the project site to

	<p>represent the project site, Particulate Matter was lower at the Regional and U.S. levels by 0.22 and 1.13, respectively, but was higher the State level. Ozone at 66.5 was higher at all levels - State (48.2), EPA (48.9), and U.S. (43). - Based on this data, the project site does not suffer disproportionately from environmental issues and is actually significantly better than the comparison levels. - In respect to Demographic Indicators (DI), the composite score Demographic Index at 44% and Minority Population at 59% are lower than at 2 comparison levels - State and Region. Demographic Index and Minority Population are significantly lower at State and EPA levels. All other DI factors, except Under 5 Years, are lower than at all three comparison levels. - Based on this EPA EJSscreen data, regardless of population group served, the population will not be affected disproportionately from environmental issues with mitigation measures required by this NEPA and other project conditions of approval. - Additionally, the project will benefit the low-income population by bringing much needed affordable housing units to the neighborhood and community</p>
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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
LAND DEVELOPMENT			
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	1	<p>The project site is zoned I (Industrial) and has a Land Use designation of DMX - Downtown Mixed Use, however, the project site has a Conditional Use Permit from the City of Beaumont which is consistent with the Beaumont Avenue Overlay General plan and which allows the proposed project. - As proposed and conditioned, the project is consistent with all applicable codes and policies of the General Plan/LCP. - Project design must comply with County design standards and must be approved by the County to ensure that the design is compatible with the County design standards and with the neighborhood.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	2	<p>Soil Suitability - The County will require that a geotechnical soils report be prepared and submitted during the permitting process to ensure that site soils are suitable for development of the project. The recommendations in the report will be conditions of approval for the project. Slope - The project site is relatively level with an average slope rating of 4.0 (4%) by the USDA NRCS. - Slope will have no impact on site development. Erosion - The project site is not located in an erosion sensitive area as defined by the following: The project site is not located near water and has a minimal slope of 2-5% (4%). - Susceptibility to erosion by water is not considered significant due to the minimal slope of the site. - Development of the proposed project, paved and pervious surface areas, and irrigated landscaping will reduce the potential for erosion on the site. - The County will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>activities. Storm Water Runoff and Drainage All projects within the County must comply with the current version of the County NPDES Permit. - Site drainage due to existing and surrounding topography is expected to remain unchanged as a result of residential development of the site at the density authorized under the assumed development scenario. However, all new development construction projects in the County would include specific design BMPs to ensure that no storm water runoff generated on site (i.e., runoff from developed areas) would be allowed to leave the site without pre-treatment for urban pollutants.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>Earthquake Faults and Earthquake Potential - The project is not located within an Alquist-Priolo Earthquake Fault Zone and is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements. - The County will require that a geotechnical soils report be prepared and submitted during the permitting process to ensure that site soils are suitable for development of the project. The recommendations in the report will be conditions of approval for the project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2016 Edition of the CBC, as recommended, during the building</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>permit issuance process and construction site inspections. Landslide & Liquefaction Potential - According to the California Emergency Management Agency Landslide Maps the project is not in a risk area for landslides. Additionally, the slopes are relatively low (4%) making risk of landslide unlikely. Tsunami and Seiches Potential According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is in the Beaumont Quadrangle outside of the tsunami inundation areas. Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water near the project site. Noise - An increase in existing noise levels is expected during the construction phase of improvements. However, such noise would be temporary and recognized as customary for such improvements. Operation of heavy machinery used in grading and trenching would be the primary source of noise during project construction. Construction would generate noise of varying intensity and duration, depending on the particular task (i.e. grading versus boring). Noise levels, therefore, would vary throughout the construction process. The contractor is required to comply with time periods and other controls established for construction activities. The County's standard conditions include limitations on hours of construction as follows: - During construction, the County will require that standard BMP's be adhered to including allowable hours for use of equipment and other construction</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>activities. Construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and 6:00 a.m. and 7 p.m. during the months of October through May. All construction equipment must be maintained according to the manufacturer's specifications, and noise generating construction equipment must be equipped with mufflers. Wildland Fires Potential - The project will not expose people or structures to significant risk of loss or injury due to wild-land fires. The project site is located in an area classified as a Local Responsibility Area (LRA) Non-VHFHSZ by Cal Fire. Emergency Response & Access - The project Site Plan defined the design and layout of the interior circulation patterns, exterior site access and fire access, including direct street access to Allegheny Avenue, to the site ensuring that there is adequate emergency ingress and egress. Hazardous Materials - The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process. Construction Site Safety - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p>	
Energy Consumption/Energy Efficiency	1	The project will comply with Title 24 requirements for energy efficiency. All appliances will be Energy Star rated.	
SOCIOECONOMIC			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Employment and Income Patterns	1	- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.	
Demographic Character Changes / Displacement	2	-At 48 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents. - The project site is vacant and, therefore, there will be no displacement of persons or businesses.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Educational Facilities - The project site is located in the Beaumont Unified School District. The Beaumont Unified School District currently serves approximately 10,294 students in seven elementary schools, two middle schools, two high schools, one independent study school, and one adult school. Beaumont Unified School District has one of the highest concentrations of top ranked public schools in California. The student population is 53% Hispanic, 31% White, 16% Other, 10% English learner, and 75% Socioeconomically disadvantaged. - Sundance Elementary school is located approximately 0.3 miles west of the project site at 1520 E. 8th Street. San Gorgonio Middle School is located at 1591 Cherry Avenue approximately 1.7 miles from the project site, and Glen View High School	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>is located at 939 E. 10th Street, approximately 1.2 miles from the project site. - The project is a relatively small 48- unit project and will impact schools but the impact is anticipated to be less than significant. - The project is designed to serve existing low-income members of the community with children who are already enrolled in area schools. - In addition, the project will pay school impact fees designed to mitigate any potential impacts on schools. Cultural Facilities - The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Riverside and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the County and surrounding areas to accommodate any potential increased usage generated by the project. - There is an adequate supply of cultural facilities in the County and surrounding areas, including the Edward Dean Museum & Gardens, Museum of Pinball, Mousley Museum of Yucaipa History, the Old Fire Station Museum, Victorian Bridal Museum, the Palm Springs Art Museum, San Jacinto Wildlife Area, San Jacinto River Park, the Cabazon Dinosaurs, Hemet Stone Maze, and other facilities in Beaumont and surrounding communities and the County. - See Attachment O: Community Facilities & Services</p>	
Commercial Facilities (Access and Proximity)	1	- The proposed project may potentially benefit nearby businesses as a result of some increased business, but any	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Health Care / Social Services (Access and Capacity)	2	<p>effects are not anticipated to be significant.</p> <p>Health Care - The proposed project is not expected to significantly impact demand for health care in the area. Sufficient health care is available in Riverside County and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant. - San Gorgonio Memorial Hospital is conveniently located approximately 1,313 feet (0.25 miles) east of the project site. San Gorgonio Hospital is fully staffed to handle any needs generated from the project. Social Services - Such social services as may be needed, are offered by a wide variety of both public and private non-profit agencies in the County of Riverside and in surrounding communities. - Riverside County Department of Public Health and Riverside County Children's Services are located approximately 3.5 and 4.5 miles, respectively, from the project site as well as other private care providers, a foster care agency, and a group home within approximately 11 miles of the project site.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>- The proposed project will generate additional solid waste but, is not expected to exceed the County's ability to collect or recycle solid waste. - The project would be served by Waste Management for all services including recycling and organics recycling. Waste Management has adequate capacity to serve the project. - The site is adequately served by all required utilities and public services to support the proposed project.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	- Wastewater will be collected and processed by the City of Beaumont Sanitation District. The proposed project may result in an increase in wastewater generation. The project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities. - The site is adequately served by all required utilities and public services to support the proposed project.	
Water Supply (Feasibility and Capacity)	2	-The Beaumont-Cherry Valley Water District will provide water services through their municipal mains. The County has more than sufficient capacity to support the project	
Public Safety - Police, Fire and Emergency Medical	2	Public Safety - Police - The Beaumont Police Department will serve the project area and is located at 660 Orange Avenue in Beaumont approximately 1.42 miles from the project site. - The project is intended for existing members of the community and is not anticipated to significantly increase demand on police services. - Additionally, the proposed project will be required to pay impact fees to the County that are levied in order to account for and offset any increased costs for services imposed by a project. Public Safety - Fire - The Riverside County Fire District has the primary responsibility for providing fire protection and emergency services response within the County limits - The closest fire station to the project site is the Beaumont Fire Department - Riverside County Fire Station, located across Allegheny Avenue from the project site. The project is required to comply with the Uniform Fire Code and all state, federal, and Riverside County Fire District requirements. - Additionally, the proposed project will	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>be required to pay impact fees to the County that are levied in order to account for and offset any increased costs for services imposed by a project. Public Safety - Emergency Medical Services - The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current County residents. If increased demand is generated, there are adequate emergency medical services in the County to service the project. The County of Beaumont has one full-service hospital with Emergency Room--San Gorgonio Memorial Hospital- which is located approximately 1,313 feet (0.25 miles) from the project site to the east. American Medical Response provides emergency medical response to the project site as part of the shared agreement with the Riverside County Fire District. The nearest station is located at 3840 Missouri Flat Road-- approximately 1.9 miles from the project site.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The proposed project may generate some increase in demand on and for recreational opportunities. There are abundant recreational opportunities in the County of Beaumont and surrounding areas, including County and regional parks, including Sunshine Park approximately 0.38 miles from the project site and Bogart Regional Park. - The County of Beaumont is close to Wildwood Canyon State Park (6.22 miles to the north), Mt. San Jacinto State Park (8.54 miles to the southeast), Lake Perris State Recreation Area (10.77 miles to the southwest), and all the abundant recreational activities in those areas and the forests of Southern California. -</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Additionally, the County will assess development impact fees when building permits are issued for construction of the project. These fees are designed to offset any potential impacts of new development on County services, including parks.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	2	<p>Accessibility - The project is required to and will meet all Federal, State and Local regulations governing accessibility. - The County of Beaumont Transit System provides fixed-route and commuter bus service for the County of Beaumont and surrounding areas throughout the year. - Additionally, the County of Beaumont Transit System provides door-to-door, call-in service to senior and mobility impaired riders. Transportation Temporary Impacts - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. Permanent Impacts - Project generated increases in traffic on Allegheny Avenue are not expected to have a significant effect on current or future traffic conditions on the road. - Moreover, the Office of Planning and Research's Technical Advisory on Transportation Impacts in CEQA provides that adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall. Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>the conclusion that the project would not have a significant impact can be supported. - Additionally, the project will be required to pay County impact fees which are designed to pay for improvements to mitigate potential impacts of a project on existing conditions.</p>	
NATURAL FEATURES			
<p>Unique Natural Features /Water Resources</p>	2	<p>Unique Natural Features - The project site is flat with no unique natural features. The project site is an in-fill project in a currently vacant lot. Water Resources - The project will be connected and served by the Beaumont-Cherry Valley Water District and landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. - See "Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff" factor above for information on the issue of storm water runoff. - See the "Waste Water / Sanitary Sewers" factor above for information on the issue of Waste Water collection and treatment. The project will not utilize an on-site septic system.</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	2	<p>Vegetation - The project site is a vacant lot within the City of Beaumont. The majority of the site has no vegetation. There is one tree on the southwest corner of the lot. Impact to vegetation by development of the project would be negligible. The project site is an in-fill project on a lot. Wildlife - The project site is a vacant lot within the City of Beaumont. The majority of the site is dirt and not habitable for wildlife. There is one tree</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		on the southwest corner of the lot. Any wildlife that potentially utilize the project site have the ability to move and utilize other vacant land in the area. No listed species were found on the site, though birds may utilize the tree on site for nesting.	
Other Factors		N/A	

Supporting documentation

[park - Google Maps\(2\).pdf](#)

[Beaumont 2013-2021 Adopted Housing Element 201606081647408417.pdf](#)

[ATTACHMENT B Beaumont GPU Final.pdf](#)

[Beaumont - Very High Fire Hazard Severity Zones in LRA.pdf](#)

[Map of CAL FIREs Fire Hazard Severity Zones in Local Responsibility Areas – Western Riverside County.pdf](#)

[Map of CAL FIREs Fire Hazard Severity Zones in State Responsibility Areas –Western Riverside County.pdf](#)

[Trash - Recycling Beaumont CA Official Website.pdf](#)

[Sewer Service Beaumont CA - Official Website.pdf](#)

[Did You Know Beaumont-Cherry Valley Water District 2.pdf](#)

[2016-Potable-Water-System-Master-Plan.pdf](#)

[Transit Beaumont CA - Official Website.pdf](#)

[social services - Google Maps.pdf](#)

[Beaumont Unified School District 2020-21 Beaumont CA.pdf](#)

[school - Google Maps.pdf](#)

[EdData - District Profile - Beaumont Unified.pdf](#)

[Beaumont USD Schools – Schools – Beaumont Unified School District.pdf](#)

[beaumont schools demographics.pdf](#)

[recreation - Google Maps\(3\).pdf](#)

[recreation - Google Maps 4.pdf](#)

[recreation - Google Maps 3.pdf](#)

[recreation - Google Maps 2.pdf](#)

[park - Google Maps 3.pdf](#)

[park - Google Maps 2.pdf](#)

[Chapter 9 02 - NOISE CONTROL Code of Ordinances Beaumont CA Municode Library.pdf](#)

[City of Beaumont Noise Ordinance.pdf](#)

[Hospital services.pdf](#)

[hospital - Google Maps.pdf](#)

[Tsunami.pdf](#)

[Soil Susceptibility to Compaction.pdf](#)

[Soil Map.pdf](#)
[Erosion Hazard Off-Road Off Trail.pdf](#)
[Representative Slope.pdf](#)
[Printable-Zoning-Map.pdf](#)
[Landslide.pdf](#)
[Land Use.pdf](#)
[Earthquake map.pdf](#)
[police - Google Maps.pdf](#)
[Fire Services Beaumont CA - Official Website.pdf](#)
[Fire department.pdf](#)
[fire - Google Maps.pdf](#)
[Top 10 Best Festivals in Beaumont CA - Last Updated November 2020 - Yelp.pdf](#)
[places of interest - Google Maps.pdf](#)
[museum - Google Maps.pdf](#)
[library - Google Maps.pdf](#)
[historical landmarks - Google Maps.pdf](#)

Additional Studies Performed:

All project-specific studies are listed below.

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

10/29/2020 12:00:00 AM

[Allegheny APE Map.pdf](#)

[IMG_0062.jpg](#)

[IMG_0061.jpg](#)

[IMG_0060.jpg](#)

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[IMG_0058.jpg](#)

[IMG_0057.jpg](#)

[IMG_0056.jpg](#)

[IMG_0055.jpg](#)

[IMG_0054.jpg](#)

[IMG_0053.jpg](#)

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

Airport Hazards - 24 CFR Part 51 Subpart D - Google Maps - Google Earth Coastal
Barrier Resources - Not applicable in California Flood Insurance - FIRM Community
Panel number 06065C0812G dated 8.28.08 Clean Air - South Coast Air Quality
Management Board - EPA Greenbook "Currently Designated Nonattainment Areas for
all Criteria Pollutants at
<https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> Coastal Zone
Management Act - California Coastal Zone Map downloaded from

<https://www.coastal.ca.gov/maps/czb/> Contamination and Toxic Substances -- USA Environmental, Inc. - Phase I Environmental Site Assessment, dated 9.2.20
Endangered Species Act - USFWS - Critical Habitat for Threatened & Endangered Species Explosive and Flammable Hazards - USA Environmental, Inc. - Phase I Environmental Site Assessment, dated 9.2.20 - CalEPA Regulated Site Portal <https://siteportal.calepa.ca.gov/nsite/map/help> - Google Earth Farmlands Protection - USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> Floodplain Management - FIRM Community Panel number 06065C0812G dated 8.28.08 Historic Preservation - Ms. Julianne Polanco, State Historic Preservation Officer - CRM Tech - Historical Archeological Resources Survey Report, dated 11.20.19 - Native American Heritage Commission response, dated 9.9.20 - Tribal Directory Assessment Information - Contact Information for Tribes of Riverside County, CA - Tribal Consultations with the following tribes on the TDAT listing for Riverside County Agua Caliente Band of Cahuilla Indians Augustine Band of Cahuilla Indians Cabazon Band of Mission Indians Cahuilla Band of Mission Indians Colorado River Indian Tribes Fort McDowell Yavapai Nation Los Coyotes Band of Cahuilla and Cupeno Indians Morongo Band of Cahuilla Mission Indians Pechanga Band of Luiseno Mission Indians Quechan Tribe of the Fort Yuma Reservation Ramona Band of Cahuilla Santa Rosa Band of Cahuilla Indians Soboba Band of Luiseno Indians Torres-Martinez Desert Cahuilla Indians Twenty-Nine Palms Band of Mission Indians - National Register of Historic Places (NRHP) Records Search - The USGS, Beaumont Quadrangle 7.5-Minute series topographic map - Google Aerial Photos Noise Abatement and Control - City of Beaumont - General Plan - Federal Railroad Administration Maps and Inventory Report - County of Riverside Department of Transportation - Traffic Counts - Google Earth Sole Source Aquifers - EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b> Wetlands Protection - Wetlands Map downloaded from <https://fws.gov/wetlands> on 11.22.20 Wild and Scenic Rivers Act - Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA> Environmental Justice - US EPA - EJSscreen Report (Version 2019) Environmental Assessment Factors - City of Beaumont - General Plan - City of Beaumont Zoning Map - City of Beaumont Land Use Map - USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> - California Department of Conservation regulatory maps viewed or downloaded from: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps> - City of Beaumont Municipal Code, Chapter 9.02.F.2 - Cal Fire "Very High Fire Hazard Severity Zones in LRA" maps. - USA Environmental, Inc.. - Phase I Environmental Site Assessment, dated 9.2.20 - San Geronio Memorial Hospital website - City of Beaumont Sewer Service website - City of Beaumont Trash & Recycling website - Beaumont-Cherry Valley Water District website - City of

Beaumont 2016 Potable Water System Master Plan - City of Beaumont 2013-2021
Adopted Housing Element - Riverside County Fire Department website

List of Permits Obtained:

No permits other than standard construction-related permits are required

Public Outreach [24 CFR 58.43]:

A public notice of Finding of No Significant Impact and Request for Release of Funds will be published in the Press Enterprise for 15 days.

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than No Significant Impact.

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

The project developer, LINC Housing proposed this project for this location to the City. As the proposed project is consistent with the City of Beaumont's General Plan and meets a significant County-identified need in respect to the provision of affordable housing for low- and very low-income residents of the County, no other alternatives to the proposed action were considered.

No Action Alternative [24 CFR 58.40(e)]

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community

Summary of Findings and Conclusions:

The County of Riverside finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the visual aesthetics of the area. The project will benefit the County of Riverside and low-income residents needing affordable rental housing by providing quality low-income housing without

exposing residents to hazardous environmental conditions and will improve their quality of life.

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
Permits, reviews and approvals	No permits other than standard construction-related permits are required	N/A	

Mitigation Plan

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

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 within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest military airport, March Air Reserve Base, is approximately 18.12 miles from the project site, the nearest civilian airport, Banning Municipal Airport is approximately 5.35 miles from the project site, and the nearest commercial airport, Palm Springs International Airport, is approximately 26.14 miles from the project site.

Supporting documentation

[Palm Springs International Airport to Allegheny St Beaumont CA 92223 Google Maps.pdf](#)

[March Air Reserve Base CA to Allegheny St Beaumont CA 92223 Google Maps.pdf](#)

[Banning Municipal Airport to Allegheny St Beaumont CA 92223 Google Maps.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

Project located in Beaumont, California CBRS not applicable in California

Supporting documentation

[Allegheny CBRS Map.JPG](#)

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.

Yes

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

FIRM Map.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. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

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

Yes

Screen Summary

Compliance Determination

The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.

According to FIRM map 06065C0812G, dated 8/28/2008, the project site is located in Zone X, Area of Minimal Flood Hazard. Flood insurance is not required as the project is not located in a floodplain and is an infrastructure project.

Supporting documentation

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):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

- ✓ Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide	10.00	ppm (parts per million)
Nitrogen dioxide	70.00	ppb (parts per billion)
Particulate Matter, <2.5 microns	100.00	µg/m ³ (micrograms per cubic meter of air)
Particulate Matter, <10 microns	25.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

-Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide	0.90	ppm (parts per million)
Nitrogen dioxide	0.30	ppb (parts per billion)
Particulate Matter, <2.5 microns	0.10	µg/m ³ (micrograms per cubic meter of air)
Particulate Matter, <10 microns	0.10	µg/m ³ (micrograms per cubic meter of air)

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

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project site is located in an area with two Federal Criteria Pollutants - PM 2.5 and 8-hour Ozone - classified as "Non- Attainment." -Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> - The area is currently in compliance with the State Implementation Plan (SIP) which is currently being updated. The update may revise the area's Attainment status. The date on which Attainment status is to be met is pending. - Verified by Nydia Ibarra, Air Pollution Control Specialist, Northern Sierra AQMD. June 7, 2017, 4:15pm and June 9, 2017, 1:45pm at 530.274.9360 x 106. Include all documentation supporting your findings in your submission to HUD. Per the EPA Greenbook, Riverside County is classified as Moderate to Serious Non-Attainment for PM-2.5 (1997, 2006, and 2012), Serious for PM-10 (1987), Moderate to Extreme for 8-hour Ozone (2008 and 2015) and Severe 15 for 8-hour Ozone (2015) for Riverside County (Coachella Valley) area of the County. The project site is located in the Los Angeles-South Coast Air Basin area of the County with Non-Attainment designations of Moderate for PM-2.5 (1997), Serious for PM-2.5 (2006) and Moderate for PM-2.5 (2012) and Extreme for 8-hour Ozone (2008 and 2015).

Supporting documentation

P - Beaumont HUD NEPA.pdf

NEPAssist Non-Attainment map.pdf

Current Nonattainment Counties for All Criteria Pollutants Green Book US EPA.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	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. - The project site is located approximately 83.7 miles outside of the Coastal Zone per the County of Los Angeles Coastal Zone map downloaded from the California Coastal Commission GIS system.

Supporting documentation

[13CZB LosAngelesCounty.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:

A Phase I ESA prepared by USA Environmental, Inc., dated September 2, 2020, did not identify any Recognized Environmental Conditions, Historic Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, or de minimus conditions associated with the subject property

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

[200903 19-316 Phase I 1 Vacant Lot Beaumont CA.pdf](#)

[200901 19-316 Phase I 1 Vacant Lot Beaumont CA.pdf](#)

[19-316 Phase I 1 Vacant Lot Beaumont CA2.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**

- The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat. The USFW Critical Habitat Mapper downloaded from <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77> indicates that the site contains no Critical Habitat. The project site is in a built up urban area and no known endangered species are located on or near the project site. No species on the Fish and Wildlife listing is known to occur on the project site.

Supporting documentation

[Critical Habitat for Threatened - Endangered Species USFWS.pdf](#)

[USFW Species List Flora.pdf](#)

[USFW Species List Fauna.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 itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

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 that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

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

No

Screen Summary

Compliance Determination

The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.- A Phase I ESA prepared by USA Environmental, Inc. dated September 2, 2020, identified three AST's within one mile of the project site. - The first AST is located at 1560 E. 6th Street in Beaumont, approximately 130 feet south of the project but the tank capacity is less than 100 gallons and it is, therefore, not covered by 24 CFR 51C. - The second AST is located at 655 Highland Springs Avenue #B in Beaumont, approximately 245 feet east of the project. The HUD Exchange Acceptable Distance Calculator calculated the minimum distance required from the project site to be 113.94 feet. - The third AST location is at 1550 E. 6th Street in Beaumont, approximately 495 feet southwest and across Allegheny Avenue from the project site. The HUD Exchange Acceptable Distance Calculator calculated the minimum distance required from the project site to be 298.29 feet.

Supporting documentation

[19-316 Phase I 1 Vacant Lot Beaumont CA2\(1\).pdf](#)

[CalEPA AST - Highland Springs.pdf](#)

[CalEPA AST - Fire Station.pdf](#)

[CalEPA AST - Express Lube.pdf](#)

[Acceptable Separation Distance \(ASD\) Electronic Assessment Tool - HUD](#)

[Exchange\(1\).pdf](#)

[Acceptable Separation Distance \(ASD\) Electronic Assessment Tool - HUD Exchange](#)

[Fire Station.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

General requirements	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

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

No

Screen Summary

Compliance Determination

The project site includes soil defined as "Prime Farmland" or "Prime Farmland if Irrigated" as identified by the USDA, NRCS but does not include "Unique Farmland" or "Farmland of Statewide Importance".- 100% of site soils are in Map Unit Symbol RaB2. Soils in Map Unit Symbol RaB2 are rated "Prime farmland if irrigated." - Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt

Supporting documentation

Farmland Classification.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:

FIRM Map.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**

The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A, V, and A99) identified by FEMA maps. According to FIRM map 06065C0812G, dated 8/28/2008, the project site is located in Zone X, Area of Minimal Flood Hazard.

Supporting documentation

FIRM Map(1).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" http://www.access.gpo.gov/nara/cfr/waisidx/10/36cfr800_10.html

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 Offer (SHPO) In progress
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

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

Tribes were consulted based off of HUD Tribal directory assistance tool. All tribes listed in TDAT were contacted via letter.

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:**

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

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

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**

The City of Beaumont has made a Finding, and SHPO has not objected, that no historic properties will be affected by the project. Historic Preservation contains the following supporting documentation: SHPO consultation letter dated 10.29.20 wherein the City stated it's Finding of "No Historic Properties Affected" per 36 CFR Part 800.4(d)(1); Historical Archeological Resources Survey Report (Arch Survey) prepared by CRM Tech, dated 11.20.19; California Historical Resources Information System (CHRIS) Records Search completed as part of the Arch Survey; Tribal Directory Assessment Information (TDAI) list for Riverside County; Native American Heritage Commission (NAHC) response letter dated 9.9.20; Consultation letters sent to TDAI and NAHC list contacts dated 10.13.20 - four responses were received from the Cabazon Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians, the Augustine Band of Cahuilla Indians, and the Soboba Band of Luiseno Indians who either indicated there were no known tribal resources on the site (Augustine Band and Cabazon Band) or

requested standard measures of a qualified archeologist on site during ground disturbance and additional consultation if resources are identified during construction (Agua Caliente Band and Soboba Band), and; National Register of Historic Places (NRHP) map of NRHP sites in the project area which identifies no sites in the area of the project site.

Supporting documentation

Riverside County HHPWS- Allegheny Apartments Project (Affordable Housing 48 Units)- 106 Response- 11-25-20.doc
Historic-Preservation-Partner-Worksheet.docx
TDAT Riverside Co Fed Recog Tribes.pdf
APE.pdf
Signed Letters.pdf
Agustine Band of Cahuilla Indians 10222020.pdf
Agua Caliente Response Formal Consultation Request.pdf
NRHP Riverside Co.pdf
NRHP Beaumont.pdf
NRHP Aerial No Sites.pdf
NRHP Aerial Nearest Listed Site.pdf
SLF No Allegheny Apartments Affordable Housing Project 9 9 2020.pdf
Allegheny Apartments Affordable Housing Project 9 9 2020.pdf
Allegheny Apartments CEQA - NEPA Cultural Rpt.pdf
3556 Report Arch Study w-CHRIS.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The project involves the development of noise sensitive uses and is located within 1000 feet from a major road, 3000' from an active rail line, and within 15 miles of an airport. The project is not within line-of-sight of an arterial roadway or an active railroad line. - The project site is located on Allegheny Avenue, approximately 345 feet from the nearest arterial roadway - E. 6th Street. A HUD DNL calculation found that noise generated by E. 6th Street is 65 dBA. - Southern Pacific Railroad runs a freight line along Interstate 10, approximately 1,564 feet south of the project site. Service is limited with an average of 1 train per week. A HUD DNL calculation found the noise level generated by the rail line at the project site to be 27 dBA. - The combined DNL for roadway and railway noise at the project site was determined by the DNL calculator to be 65 dBA. - According to the City of Beaumont General Plan, noise from the closest airport - Banning Municipal - will not exceed the 65 dBA noise contours for all regional airports.

Supporting documentation

[train distance.pdf](#)

[Traffic Counts Riverside Co.pdf](#)

[Road Types map.pdf](#)

[Rail map.pdf](#)

[InventoryReport PDF.pdf](#)

[General Plan - Airport noise.pdf](#)

[DNL Calculator - HUD Exchange.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
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.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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. The Project Area is not located within an area designated by the EPA as being supported by a sole source aquifer. The nearest sole

source aquifers are Campo/Cottonwood Creek Aquifer and the Ocotillo-Coyote Wells SSA both located approximately 94 miles from the project site.

Supporting documentation

Sole Source Aquifers 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 does not involve new construction within or adjacent to a wetland(s) habitat. There are no wetlands in the Project Area or adjacent to the project site.

Supporting documentation

Wetlands Mapper.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. - The Project Area is not located within one mile of a listed section of a Wild and Scenic River. The nearest stretch of river designated as Wild and Scenic is along the confluence of the North Fork of the San Jacinto River and the Fuller Mill Creek River, approximately 15 miles southeast of the Project site.

Supporting documentation

[W - S Rivers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
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

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

No

Explain:

The two Environmental Indicator factors in which the project area is higher are Particulate Matter and Ozone which doesn't disproportionately effect any specific demographic groups.

Based on the response, the review is in compliance with this section. Document and upload any supporting documentation below.

Screen Summary

Compliance Determination

Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.- The proposed 48-unit project has no aggregate Environmental Justice issues

identified by the EPA EJSCREEN Report (Version 2019) or in this NEPA. EJ data was collected at the 0.125, 0.25, 0.5, .075, and 1-mile radii. Nine of eleven (9/11) Environmental Indicators (EI) were lower in the project area than at the comparison levels of California, EPA Region and U.S. Of the nine (9), five (5) were significantly lower. - Using the 0.125-mile radius centered on the project site to represent the project site, Particulate Matter was lower at the Regional and U.S. levels by 0.22 and 1.13, respectively, but was higher the State level. Ozone at 66.5 was higher at all levels - State (48.2), EPA (48.9), and U.S. (43). - Based on this data, the project site does not suffer disproportionately from environmental issues and is actually significantly better than the comparison levels. - In respect to Demographic Indicators (DI), the composite score Demographic Index at 44% and Minority Population at 59% are lower than at 2 comparison levels - State and Region. Demographic Index and Minority Population are significantly lower at State and EPA levels. All other DI factors, except Under 5 Years, are lower than at all three comparison levels. - Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately from environmental issues with mitigation measures required by this NEPA and other project conditions of approval. - Additionally, the project will benefit the low-income population by bringing much needed affordable housing units to the neighborhood and community

Supporting documentation

[1 0 miles.pdf](#)

[0 75 miles.pdf](#)

[0 25 miles.pdf](#)

[0 12 miles.pdf](#)

[0 5 miles.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No