

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



ITEM: 3.9
(ID # 17422)

MEETING DATE:

Tuesday, November 16, 2021

FROM : HOUSING AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Villa Verde Apartments Development, City of Coachella, 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 4. [\$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 Villa Verde Apartments Development, located in the City of Coachella, 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 of Riverside;

Continued on page 2

ACTION:Policy

Heidi Marshall

Heidi Marshall, Director

10/25/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: November 16, 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:

3. Approve the attached Request for Release of Funds and Certification (RROF) for 87 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) for Villa Verde Apartments;
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 RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

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: 100% Federal Funds			Budget Adjustment: No	
			For Fiscal Year: 21/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Abode Communities (Developer) was selected to receive a total of 87 Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers for the planned development known as Villa Verde Apartments. The project received 37 HCVP project-based vouchers under Request for Proposal No. 2021-100 released by the Housing Authority of the County of Riverside (HACR) on April 7, 2021. The project also received 50 No Place Like Home (NPLH) Project Based Vouchers under Request for Proposal No. 2021-101 on August 23, 2021.

The proposed project site street address is 84824 and 84679 Calle Verde in the City of Coachella, identified as Assessor's Parcel Number 768-350-002 and 768-400-001. The site consists of approximately 9.2 acres and planned construction includes 27 two-story buildings. On-site facilities and common spaces will include property management and resident services offices, a community room and laundry facilities, as well as outdoor hardscape and landscape areas spread over five programmed patios. The unit breakdown is: 16 one-bedroom units that are approximately 567 square feet, 72 two-bedroom units that are approximately 845 square feet and 64 three-bedroom units that are approximately 1071 square feet.

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The project proposes to construct 152 multifamily apartment dwellings for low-income households. Additionally, the 50 NPLH vouchers will serve persons with severe and persistent mental illness who need mental health services and who are experiencing homelessness or are at risk of homelessness. These households will receive permanent supportive services upon approval of a cooperative agreement between Developer and Riverside University Health Services-Behavioral Health (RUHS-BH).

Developer has worked diligently to identify potential predevelopment, construction, and permanent financing for the project. The planned financial structure for the project includes:

- \$3,000,000 County of Riverside Permanent Local Housing Allocation (PLHA)
- \$1,850,000 Housing Authority of the County of Riverside (HACR) Land Contribution
- \$450,000 HACR Predevelopment Loan
- \$219,892 Former Coachella RDA Housing Successor Fund
- 87 HACR Project-Based Vouchers
- State of California Housing and Community Development No Place Like Home (NPLH)
- State of California Tax Credit Allocation (4%) and Private Activity Bond

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 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 Department, is the Responsible Entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On October 8, 2021, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of the HHPWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the Responsible Entity for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

A Public Notice of the Finding of No Significant Impact and Request for Release of Funds and Certification was published on October 22, 2021 pursuant to 24 CFR Section 58.43.

Staff recommends that the Board approve the attached Environmental Assessment,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds and Certification. 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.

Impact on Residents and Businesses

The Villa Verde Apartments project will introduce newly constructed and affordable housing on a vacant infill lot within a residential neighborhood. The housing project will positively impact community members and businesses in the County of Riverside as it provides housing for low-income households and supportive services for individuals experiencing homelessness or who are at-risk of homelessness. The supportive services provided by the NPLH program address tenant mental health conditions, promote wellness and recovery and maintain housing stability to avoid a repeat episode of homelessness. These services are a component of care aimed at improving the health and safety of individuals and the community at large. The project also creates construction and property management jobs for residents.

Attachments:

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


Brianna Lontajo, Principal Management Analyst

11/9/2021


Gregory V. Priamos, Director County Counsel

11/3/2021

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

Project Information

Project Name: Villa-Verde-Apartments

HEROS Number: 900000010214049

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

RE Preparer: Alicia Jaimes

State / Local Identifier: Riverside County

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity): Abode Communities

Point of Contact: Stephanie Park

Consultant (if applicable): MSA Consulting, Inc

Point of Contact: Jesus Herrera-Cortes

Project Location: 84824 Calle Verde, Coachella, CA 92236

Additional Location Information:

Located on the west side of Calle Techa between Calle Verde and Calle Zamora, in the northeast quarter of Section 7, T6S R8E, San Bernardino Baseline and Meridian in the City of Coachella, CA. (APN) 768-350-002 and 768-400-001

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

The Villa Verde Apartments affordable housing project will be constructed on 9.2 acres situated west of Calle Techa, between Calle Verde and Calle Zamora in the City of Coachella, Riverside County, CA. The project is new construction of an affordable 152-unit multi-family housing development. The target households include low income, homeless and those at-risk of homelessness. The project proposes to secure 87 units for Section 8 Project-Based Vouchers and No Place Like Home Project-Based Vouchers. Through the No Place Like Home Program, permanent supportive services will be provided through a cooperative agreement between Developer and medical provider upon approval by Board of Supervisors. The project will acquire parcels (APN 768-350-002 AND 768-400-001) and the units will consist of 27 two-story wood-framed buildings of Type V construction. Planned project amenities include on-site facilities and common spaces for property management and resident services offices, a community room and laundry facilities, as well as outdoor hardscape and landscape areas spread over five programmed patios. Existing streets from the east of the site have been extended to serve as the main vehicular, service, and emergency circulation elements. A new pedestrian-only path, called the Verde Path, runs north-south, connecting the neighboring communities to the north and south. Covered parking is provided at grade. The 152 residential units and community center are set within a diverse network of natively landscaped private and semi-private communal spaces bisected by a central urban promenade. The Verde Path facilitates critical public and private circulation and connects to an existing bike trail (connection is made off-site) while offering shade and opportunities for rest. Alongside the path are five distinct communal patio areas that complement the architecture and offer elements of dining, play, rest, and entertainment. These patio spaces offer intimate moments in which residents of all ages can enjoy a diversity of experiences. The patios also feature multiple types of play settings: natural play (such as boulders, logs, and mounds); loose parts; free play; and other conventional play features. All these elements come together to create a framework of space and activities that prioritize creativity, discovery, and adventure in children of all ages. By integrating play into the social and physical fabric of the site, the development promotes cognitive, social, emotional, and physical development.

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

The proposed action involves the use of federal funds from the U.S. Department of Housing and Urban Development (HUD) toward the proposed residential development project involving 152 dwelling units on a vacant (infill) site of approximately 9.2 acres. Intended to benefit low-income households, homeless households and those at-risk of homelessness, the proposed action would address the affordable housing needs experienced at the City and regional level. The proposed dwelling units would be configured in twenty-seven (27) two-story residential structures, in addition to the proposed community building and on-site recreational amenities. The project site plan calls for two vehicular gated points on Calle Techa and one on Calle Verde providing access to the private interior streets. Parking lot facilities would include covered, electric vehicle, and accessible stalls.

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

The project site encompasses approximately 9.2 acres situated west of Calle Techa, between Calle Verde and Calle Zamora in the City of Coachella, County of Riverside,

California. The location can also be described as the extent of two contiguous Riverside County Assessor's Parcel Numbers (APNs): 768-350-002 and 768-400-001. The project site exhibits an undeveloped and relatively flat condition with sparse vegetation coverage, in part resulting from prior uses and clearing activities. The site limits are currently delineated by a combination of block walls and chain-link fencing. The site is absent of any mapped drainage course, stream, or river features. Surrounding land is developed with residential uses, paved streets, and one adjacent elementary school campus (Peter Pendleton Elementary School). Considering that the vacant site has a land use designation of General Neighborhood, absent of the project, future development on the property would be similar to the proposed project but would likely occur at market rate.

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

- [Project Area.pdf](#)
- [IMG_0051.JPEG](#)
- [IMG_0050.JPEG](#)
- [IMG_0049.JPEG](#)
- [IMG_0048.JPEG](#)
- [IMG_0047.JPEG](#)
- [IMG_0046.JPEG](#)
- [IMG_0045.JPEG](#)
- [IMG_0044.JPEG](#)
- [IMG_0043.JPEG](#)
- [IMG_0042.JPEG](#)
- [IMG_0041.JPEG](#)
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- [IMG_0032.JPEG](#)
- [IMG_0031.JPEG](#)
- [IMG_0030.JPEG](#)
- [IMG_0029.JPEG](#)
- [map google image.jpg](#)
- [aerial w apns and streets.PNG](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
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	Finding of Significant Impact
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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
PBV4-21-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$23,592,480.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$80,358,481.00

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 is not within 15,000 feet of a military airport, or 2,500 feet of a civilian airport. The closest airport to the subject property is the Jacqueline Cochran Regional Airport, located approximately two miles (10,560 feet) to the southeast. An Airport Proximity Map has been provided with this worksheet displaying the project

		location in relation to the nearest airport facility.
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	The project is located inland, within the Coachella Valley and approximately 77 miles from the nearest Pacific Coast (refer to Coastal Proximity Map). Therefore, coastal resources are not relevant to this project site. The attached Coastal Proximity Map provides a geographic context of the site, including the nearest coast.
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	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Panel 06065C2270H, effective 03/06/2018), the entire project property and its surroundings are located within Zone X, an area of minimal flood hazard. As such, the project is not located in a Special Flood Hazard Area (SFHA). An official FIRMette is downloaded from the FEMA web site is included with this worksheet.
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's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the California Coastal Commission, a "Coastal Zone" is an area extending three miles seaward and inland generally 1,000 yards. In significant coastal estuarine, habitat, and recreational areas, it extends inland to a maximum of five miles; in developed urban areas it generally extends inland less than 1,000 yards.

		<p>The subject property is located in the City of Coachella and approximately 77 miles from the nearest Pacific coastal areas. As a result of this distance, coastal resources are not pertinent to the project setting.</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>A Phase I ESA dated February 21, 2019 and a Phase I ESA Update completed on March 30, 2021, performed in conformance with the scope and limitations of ASTM Practice E1527-13, including the provisions on Prior Assessment Usage and Use of Prior Information, did not identify any recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions in connection with the project site. The site observations did not find any apparent signs of hazardous substances, petroleum products, tires, automotive or industrial batteries, or other waste materials in quantities, concentrations, or circumstances that would constitute an environmental hazard. An updated search of federal, state, and local government listings did not indicate any new or prior environmental condition of concern or direct threat to the property.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project proposes residential development on an infill site of approximately 9.25 acres. The project site exhibits a vacant and cleared condition that has previously been leveled and occupied by agricultural uses and residential development before undergoing demolition and clearing activities, prior to and independent of the current proposed project. EPA's Information for Planning and Consultation (IPaC) platform yielded the following findings: There are no known wetlands at the project location. There are no critical habitats at this location. See attachment with</p>

		supporting documentation: Sources: U.S. Fish & Wildlife Service: Information for Planning and Consultation (IPaC) - https://ecos.fws.gov/ipac/location/RFJOL656C5FMTPLBZR42HK2EZ4/resources .
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not propose the construction of stationary aboveground storage containers that are covered by 24 CFR 51C. In addition, there are no known aboveground hazardous waste storage containers within a mile of the project site. Three potential sites with above-ground gasoline storage or other combustible materials are located outside of the 1-mile radius. Refer to the attached GIS map titled: Explosive and Flammable Facilities Map.
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 site is currently vacant with sparse vegetation. According to the most recent Riverside County Important Farmland Map (2018), from data by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the entire project site is categorized as Urban and Built-up Land. As such, there is no farmland designation on the project site that would be subject to conversation. Refer to the attached farmland map sourced from the California FMMP.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Panel 06065C2270H, effective 03/06/2018), the entire project property and its surroundings are located within Zone X, an area of minimal flood hazard. As such, the project is not located in a Special Flood Hazard Area (SFHA). An official FIRMette is downloaded from the FEMA web site is included with this worksheet.
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	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties

		<p>present. The project is in compliance with Section 106.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site has a sufficient separation from major roadways, placing it beyond the 70, 65, and 60-decibel noise levels associated with those linear sources. The project is also located beyond the 3,000-foot screening distance for railroad facilities. Moreover, the project is located approximately 2.5 miles from the Jacqueline Cochran Regional Airport and is located outside of the 70, 65 and 60 CNEL noise contours associated with this facility. Therefore, the project will not be exposed to existing sources of noise that would be impactful to future residents.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the EPA's Sole Source Aquifer map database, the proposed project is not located on or near a sole source aquifer. The project construction will not impact any sole source aquifers. Refer to the attached map obtained from EPA's Sole Source Aquifers platform. Sources: - EPA Sole Source Aquifers Map: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project involves land that has previously served for agricultural and residential uses until the site was demolished and maintained in a cleared condition absent of any substantial vegetation coverage. Moreover, the property is an infill site surrounded entirely by paved roads and residential uses. Based on the U. S. Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetland resources on or around the property. Sources: U. S. Fish and Wildlife Service National Wetlands Inventory</p>

<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>As discussed previously, the project site consists of vacant land with a relatively flat terrain and varying vegetation coverage absent of any on-site natural drainage features or courses attributed to any stream or river. The site also lacks any man-made drainage controls, including fully improved curb and gutter improvements along its entire existing frontage. Runoff resulting from precipitation events would have the propensity to follow the elevation gradient toward the southeast, but no defined drainage paths, depressions, or basins are present. The nearest downstream drainage feature to the project is the engineered Coachella Valley Stormwater Channel (CVSC), located approximately 1.7 miles to the northeast. This channel accepts urban runoff from developed and undeveloped areas throughout the City of Coachella and other upstream jurisdictions. It also serves as the backbone stormwater conveyance facility. As indicated in the attached inventory of National Wild and Scenic Rivers, the Coachella Valley Stormwater Channel is not listed as such resource.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed action involves a vacant site surrounded by residential development within the City of Coachella. The project's entitlements were approved by the City through the streamlined processing pursuant to Senate Bill 35 (SB 35). The project site was found to not be subject to location based environmental hazards or impacts, such a coastal zone, prime farmland, wetlands, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community</p>

		<p>conservation plan area, habitat for protected species, or under a conservation easement . The project is not associated with any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review, including those deemed disproportionately high for high for low income and/or minority communities.</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 located within the General Neighborhood land use designation of the City's General Plan and in the Multiple-Family Residential (R-M) zoning designation. General Neighborhood land use districts are intended to provide a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within walking, biking or short driving distance. The proposed residential units distributed across multiple two-story structures will be required to conform with the established setback, open space and other development standards, ensuring compliance and land use compatibility with the on-site zoning requirements and</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>with the surrounding residential uses. Therefore, implementation of the proposed action is expected to continue carrying out and complying with the local jurisdiction's intended land development standards and uses for this site and vicinity, resulting in a minor beneficial impact.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>1</p>	<p>The current condition of the vacant project site is relatively flat with sparse vegetation coverage, absent of any significant slopes or drainage features. According to the USDA Web Soil Survey, the site soils correspond to Hydrology Soil Group B, which are characterized by having moderate infiltration rates and being moderately well-drained. During the period of construction, the project will be required to implement a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to comply with the State of California's most current NPDES Construction General Permit requirements. The SWPPP will ensure that erosion and sedimentation impacts are prevented based on the site conditions. The compliant SWPPP is expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the City and NPDES requirements. The BMPs will be regulated by the plan review process prior to obtaining a grading permit and will be enforced as part of the agency site inspection protocols during construction. Following construction completion, the project's on-site retention facilities will comply with the City's drainage requirements by preventing urban runoff discharge and transport of untreated runoff. The proposed storm drain system includes facilities which have been preliminarily sized to provide sufficient storage for the 100-year controlling storm event. As a standard requirement, the project proponent must develop and implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The WQMP includes a required strategy of site design, source controls, and treatment controls with agency-enforceable operation and maintenance program to address post-construction runoff quality and quantity, including erosion and sedimentation. The project design will be subject to City review and approval to ensure compliance. As a result, project implementation is expected to carry out the regulatory improvements to convert the existing vacant site into a stabilized residential development that, in the process, will</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		address soil stability, slopes, erosion, drainage, and storm water runoff as required. A minor beneficial impact is anticipated toward the site's condition and stability.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The proposed action involves a vacant site surrounded by residential development within the City of Coachella. The project's entitlements were approved by the City through the streamlined processing pursuant to Senate Bill 35 (SB 35). In order to qualify for this procedure, the project site was found to not be subject to location-based environmental hazards or impacts, such as coastal zone, prime farmland, wetlands, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community conservation plan area, habitat for protected species, under a conservation easement, or located on a qualifying mobile home site (Section 65913.4(a)(6)). Based on such criteria previously met as part of the City approval, the project is not associated with any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review. A Phase I ESA dated February 21, 2019 and a Phase I ESA Update completed on March 30, 2021 did not find any recognized environmental conditions associated with the property. The Updated Assessment, performed in conformance with the scope and limitations of ASTM Practice E1527-13, including the provisions on Prior Assessment Usage and Use of Prior Information, did not identify recognized environmental conditions, controlled recognized environmental conditions, or historical	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>recognized environmental conditions in connection with the Subject Property. Pertaining to noise, the project site is located approximately 975 feet from the nearest major roadway, placing it beyond the road-related 70, 65, and 60-decibel noise levels associated with those linear sources. At approximately 6,500 feet from the nearest railroad, the project is also located beyond the 3,000-foot screening distance for railroad facilities. Moreover, the project is located approximately 2.5 miles from the Jacqueline Cochran Regional Airport and is located outside of the 70, 65 and 60 CNEL noise contours associated with this facility. Therefore no, impacts are anticipated pertaining to hazards, nuisance conditions, safety, and noise.</p>	
<p>Energy Consumption/Energy Efficiency</p>	<p>2</p>	<p>Electricity is provided to the City of Coachella by Imperial Irrigation District (IID), which is the sixth-largest electric utility purveyor in California with an energy service area of 6,471 square miles, 145,00 customers, and more than 1,100 megawatts (MW) of energy. Electricity is delivered through high voltage transmission and distribution power lines leading to the project site. During the period of construction, energy consumption will be attributed to temporary power use to serve electric equipment. The building standards associated with the proposed structures are designed to meet the 2019 Part 6 - California Energy Code (Title 240), which regulates the building energy efficiency requirements for residential and nonresidential buildings, including newly constructed projects. Title 24 compliance demonstrates that, during the operational life of the project, the proposed buildings will implement the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>most current energy-efficient and energy-conserving technologies and construction practices, while being cost-effective over the lifespan of a building. As a result, the proposed residential development will not result in any inefficient design parameters capable of resulting in excessive energy consumption. Therefore, no impacts are anticipated pertaining to energy consumption.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>Based on the most current US Census Bureau's Quick Facts for the City of Coachella, the City's median household income is estimated at \$34,224. The per capita income in the past 12 months (in 2019 dollars) is estimated at \$17,442 and the percentage of persons living in poverty is estimated at 21.8%. The construction process of this project will generate various employment opportunities benefitting the Coachella Valley region. By introducing affordable housing opportunities on an existing vacant site, the proposed residential development will serve the housing needs of the City and Community. Therefore, project implementation is expected to result in a minor beneficial impact toward the employment and income patterns by resulting in various jobs while providing affordable housing opportunities to the City and Eastern Coachella Valley.</p>	
Demographic Character Changes / Displacement	1	<p>According to the California Department of Finance population information published in 2021, the City of Coachella has an estimated population of 47,825 and a total housing unit count of 10,690 with an average household size of 4.66 persons per household. The City's average household size is one of the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>largest in the County. Of the City's population, an estimated 97.3 percent is Hispanic or Latino. The proposed project will result in an increase in affordable housing opportunities to the City and Coachella Valley by occupying a vacant (infill) site, therefore not resulting in any form of physical displacement of existing residents. The new housing opportunities introduced by the proposed action are not expected to be at a scale that would result in adverse or significant demographic changes. Therefore, the affordable housing units introduced by the project are expected to result in a minor beneficial impact to the local setting.</p>	
COMMUNITY FACILITIES AND SERVICES			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>2</p>	<p>The project site is located within the Coachella Valley Unified School District, which encompasses 1,200 square miles and serves over 17,277 students through its elementary, middle, high, and adult school educational facilities. The nearest elementary schools are Peter Pendleton Elementary School located at 84750 Calle Rojo and Valley View Elementary School located at 85270 Valley Road, both located within a half-mile from the project. Bobby Duke Middle School located at 85358 Bagdad Avenue is the closest secondary school, approximately 1.3 miles from the project site. Coachella Valley High School is approximately 3 miles southwest of the project site. Education funding comes from a combination of federal, state, and local sources. Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect "development fees" for all new construction for residential/commercial and industrial use. Monies collected are used for construction and reconstruction</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>of school facilities. Moreover, school age children may also attend several private schools located in the Coachella Valley. The project will comply with applicable CVUSD development fees and any adjustments in population and enrollment will lead to the proportional state funding adjustments. The City of Coachella is served by the Cultural and Arts Commission, which has been established to act in an advisory capacity to the city council on matters pertaining to the enrichment of the community through fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the city; to implement the city's art in public places program, and to encourage the integration of cultural affairs into the social and economic fabric of the city to improve the quality of life for city residents. The proposed residential development with on-site recreational facilities and a community building is expected to be integrated into the residential land uses of the City and be served by the existing and future educational and cultural facilities. Therefore, no impacts are anticipated pertaining to educational and cultural facilities.</p>	
Commercial Facilities (Access and Proximity)	2	<p>Consistent with the designated land use, the project only involves residential development. However, the site is located within a 5-minute walk to the nearest commercial services along Cesar Chavez Street, located less than 1,000 feet to the east. As a result, the project's residents are expected to benefit from the nearest commercial facilities and other services made available in the City of Coachella. The project itself would not</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		incur any physical displacement or impairment to commercial facilities. Therefore, no impacts are anticipated.	
Health Care / Social Services (Access and Capacity)	2	The project site is located within the Desert Healthcare District, which is established to connect Coachella Valley residents to the available health and wellness services and programs. The District's strategic plan includes strategies to improve facility services, community funding, and other healthcare investments. The proposed residential project will improve upon the regional housing opportunities while being served by the Desert Healthcare District's strategies for services. Pertaining to social services, project residents will be served by the local, regional, and state-wide social services based on eligibility and other health programming opportunities. Therefore, no impacts are anticipated pertaining to health care and social services.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City of Coachella contracts with Burrtec Waste and Recycling Services. Burrtec provides an array of services and offers residents containers for landfill waste, green waste, and recyclables. Residential and Commercial waste and recycling is taken to the Coachella Valley Transfer Station. Waste from the Transfer Station is then taken to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal site, El Sobrante Sanitary Landfill, and Lamb Canyon Disposal Site. Using the residential solid waste factor of 0.41 tons per dwelling unit from the Riverside County EIR No. 521, the project could generate 62.32 tons of solid waste. Cal-Recycle data indicates the Badlands Disposal site has 15,748,99 cubic yards of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>remaining capacity, the El Sobrante Landfill has a remaining capacity of 143,977,170 tons of solid waste, and Lamb Canyon Disposal has remaining solid waste capacity of 19,242,950 cubic yards. As part of its long-range planning and management activities, the Riverside County Waste Management Department (RCWMD) ensures that Riverside County has a minimum of 15 years of capacity at any given time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection by the RCWMD indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024. In addition, development of the proposed site would be required to comply with mandatory commercial and multi-family recycling requirements of Assembly Bill 341. Future solid waste fees generated from the proposed residential units will contribute to the existing funding mechanism. Therefore, no significant impacts are anticipated pertaining to solid waste disposal and recycling.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>Wastewater services are provided to the City by the Coachella Sanitary District. The City of Coachella's sewer system consist of approximately 90 miles of sanitary sewers that collect local flows generated from the City's residential, commercial, and industrial areas and discharge to the City's Avenue 54 wastewater treatment plan (WWTP) with a capacity of 4.5 million gallons per day (MGD). Wastewater generated by the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Project will be conveyed to CWA Avenue 54 Wastewater Treatment Plant (WWTP). This WWTP has a capacity of 4.5 million gallons per day (mgd). The City's collection system includes 90 miles of sanitary sewer and two pumping stations. The project will not be able to connect to the sewer main on a Calle Zamora through gravity and will need to install a lift station. As previously discussed, the project is expected to moderately increase wastewater flows a lift station is proposed to be installed within a designated open space area near the development's community room. The lift station would provide the necessary private sewer connections for the development. The lift station will connect into the existing CWA lateral and the proposed private sewer lines would gravity feed into the lift station. Two-duplex pumps will be installed to ensure there is an emergency backup and wastewater will continue to flow into the City's sewer main if one pump fails. Wastewater from the City is conveyed to the Avenue 54 WWTP, which treats an average of 2.9 mgd and has a capacity of 4.5 mgd. The wastewater increase as a result of project implementation would be treated by the Avenue 54 WWTP and is within the capacity of this plant. Therefore, no significant impacts are expected pertaining to wastewater services.</p>	
Water Supply (Feasibility and Capacity)	2	<p>Groundwater is the primary source of domestic water supply in the Coachella Valley; the Coachella Water Authority (CWA) provides over 8,000 municipal water service connections and over 2,128 million gallons (MG) of water to customers in their service area. CWA's existing water system consists of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>different pressure zones, groundwater wells, storage reservoirs, booster pumping stations, and distribution facilities. Groundwater is pumped from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City, with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which ranges from 4-inches to 36-inches in diameter. The proposed project is in an existing urban and developed neighborhood and all utilities exist near the site to serve the development. The project would connect into the existing water and sewer infrastructure through 8" water and sewer mains to connection points along Calle Zamora and Calle Techa. The project would then connect to water and sewer through a series of proposed public and private water service lines and sewer laterals. There are five power poles on the north side of the property which will be required to be relocated underground. These power poles also provide connection to Frontier for telecommunication services. Natural gas connections are located within proximity of the site and the project is designed with an on-site stormwater retention system that during the life of the project will comply with the City's drainage requirements by preventing site discharge and transport of untreated runoff. The proposed storm drain system includes facilities which have been preliminarily sized to provide enough storage for the 100-year controlling storm event. The extension of all onsite</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>utilities will occur with the projects existing footprint and no new construction or new water, wastewater, electric power, natural gas, or telecommunications facilities will need to be constructed or relocated. Therefore, no adverse or significant impacts are expected pertaining to water services.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>Law enforcement services are provided to the City of Coachella through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The Sheriff's station is located at 86-625 Airport Boulevard, approximately 3.7 miles southeast of the project. Project development will increase calls and demand for police and emergency services. However, this demand is not expected to hinder the City's ability to provide police services or create demands that would require the construction of a new police station. The proposed Project would be developed in an urban area and surrounded by existing development that is already served by the Riverside County Sheriff's Department. The project will be required to comply with the City's Development Impact Fees, which will contribute toward public services, such as police and fire. Fees also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements. The Project will be required to annex into the City's Communities Facilities District for Police Services, which is a special tax used to pay for public services. Therefore, the project is not expected to result impacts pertaining to police services. The City of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Coachella contracts with Riverside County Fire Department (RCFD) for a full range of fire protection services provided 24-hours a day, 7-days a week. It is the goal of the RCFD fire service to have the first engine company arrive on the scene within five minutes 90 percent of the time. Response times to emergency calls within the City average approximately four minutes or less 80% of the time. Therefore, the project is not expected to result impacts pertaining to fire services. The project will be designed to comply with all applicable fire safety requirements, to include, installation of fire hydrants, and sprinkler system and construction provisions. Additionally, the project would be required to comply with the City's Development Impact Fees, which will contribute toward fire protection funding. The project site is located within the Desert Healthcare District, which is established to connect Coachella Valley residents to the available health facilities, including clinics and facilities. The proposed residential development is not expected to result in a population increase at a scale that would hinder the Healthcare District's ability to implement its strategic plan for services. Therefore, no impacts are anticipated pertaining to health services.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The City of Coachella offers a diverse range of park and recreation facilities, including the operation of eight parks, one tot lot, two community centers, one boxing club and a swimming pool. The proposed residential development occupying an infill site will include one community building and various recreational amenities within the project boundaries. Its location within a residential context would not encroach</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>or impact any existing open space. As such, the project would not create an additional demand for public park facilities at a scale that would warrant the construction of new park facilities. Therefore, no impacts are anticipated pertaining to parks, open space or recreation.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, multi-family dwelling units generate an average of 7.32 daily trips per unit. This trip generation rate is equivalent to 1,113 daily trips for the entire project. A prior traffic impact analysis found that the project's traffic contribution would not result in any local study area intersection incurring unacceptable levels of service during peak hours for the existing and future conditions. Transportation improvements within the City of Coachella are funded through a combination of direct project mitigation, fair share contributions or the City's development impact fee program. Identification and timing of needed improvements is generally determined through local jurisdictions based upon a variety of factors. The TIA determined that the project would be subject to the City's Development Impact Fee (DIF) program and will pay the requisite City DIF at the rates then in effect pursuant to the City's ordinance. Moreover, the proposed site access and other street improvements to be implemented with the project will be subject to final review and approval, ensuring consistency with the local needs and engineering standards. As a result, project implementation is not expected to result</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		in impacts to traffic and accessibility. Environmental Assessment	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No surface water features, significant slopes, grade changes, or other natural features are found on the site based on a review of geologic maps and on-site observations. Being a cleared site surrounded by residential development, the site is also absent of any natural features or associated vegetation. Therefore, implementation of the proposed action would not result in impacts to natural features or water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	As indicated above, the vacant and cleared site contains sparse vegetation coverage and is therefore absent of any concentration of vegetation or other wildlife resources. Therefore, no impacts to vegetation or wildlife are anticipated.	
Other Factors	2	There are no other known natural factors of relevance to this evaluation.	

Supporting documentation[18 - Other Factors.pdf](#)[17 - Vegetation - Wildlife.pdf](#)[16 - Unique Natural Features - Water Resources.pdf](#)[15 - Transportation - Accessibility.pdf](#)[14 - Parks - Open Space - Recreation.pdf](#)[13 - Public Safety - Police - Fire - EM.pdf](#)[12 - Water Supply.pdf](#)[06 - Demographic Character Changes Displacement.pdf](#)[10 - Solid Waste Disposal - Recycling\(1\).pdf](#)[11 - Waste Water - Sanitary Sewers.pdf](#)[09 - Health Care and Social Services.pdf](#)[08 - Commercial Facilities.pdf](#)[07 - Educational and Cultural Facilities.pdf](#)[05 - Employment and Income Patterns.pdf](#)[04 - Energy Consumption.pdf](#)[03 - Hazards and Nuisances.pdf](#)[02 - Soil Suitability - Slope - Erosion.pdf](#)

[01 - Conformance with Plans - Land Use - Zoning.pdf](#)**Additional Studies Performed:**

Update to Historical/Archaeological Resources Survey, prepared by CRM TECH, May 2, 2019, Phase I Environmental Site Assessment, prepared by MSA Consulting, Inc, February 21, 2019, and updated on March 30, 2021, CalEEMod Air Emissions Modeling, prepared by MSA Consulting, Inc, July 26, 2019

Field Inspection [Optional]: Date and completed

by:

Leah Rodriguez

7/19/2021 12:00:00 AM

[Project Area.pdf](#)[IMG_0051.JPEG](#)[IMG_0050.JPEG](#)[IMG_0049.JPEG](#)[IMG_0048.JPEG](#)[IMG_0047.JPEG](#)[IMG_0046.JPEG](#)[IMG_0045.JPEG](#)[IMG_0044.JPEG](#)[IMG_0043.JPEG](#)[IMG_0042.JPEG](#)[IMG_0041.JPEG](#)[IMG_0040.JPEG](#)[IMG_0039.JPEG](#)[IMG_0038.JPEG](#)[IMG_0037.JPEG](#)[IMG_0036.JPEG](#)[IMG_0035.JPEG](#)[IMG_0034.JPEG](#)[IMG_0033.JPEG](#)[IMG_0032.JPEG](#)[IMG_0031.JPEG](#)[IMG_0030.JPEG](#)[IMG_0029.JPEG](#)[map google image.jpg](#)[aerial w apns and streets.PNG](#)**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

U.S. Department of Housing and Urban Development Environmental Review
Worksheets and Associated Information Platforms

List of Permits Obtained:

Permits, reviews, and approvals that are required for project construction: Precise Grading and Associated Engineering Plan Approvals by City of Coachella City of Coachella Building Permit California NPDES Construction General Permit Coverage

Public Outreach [24 CFR 58.43]:

[24 CFR 50.23 & 58.43]: This environmental review process involves a 15-day Notice to Public on the findings and draft EA through a local publication (Press Enterprise/Desert Sun). This public outreach period will be completed prior to formal approval by the Riverside County Board of Supervisors.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed development will occupy a vacant (infill) site of less than 10 acres that is situated within a designated residential land use district of the City. Implementation of the proposed action would fund affordable housing opportunities while fulfilling the intended land development pattern established in the City of Coachella's adopted General Plan. There are no other local or regional federal actions that, when combined with the proposed project, would result in a cumulative impact on the environment. The incremental increases to the local population and the associated demand for services resulting from the proposed project has been accounted for in the City's General Plan, corresponding Environmental Impact Report (EIR) and other projections.

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

The project site has a land use designation of General Neighborhood, which is intended to provide a range of single- and multi-family housing options with good non-motorized access to a range of civic and commercial amenities. Moreover, the applicable zoning designation is Residential Multiple Family (R-M), further specifying the type of residential development allowable on the site. As a result, no other land development activities would be viable at this site other than multiple-family residential. Given the land use and zoning policy mandating residential uses on the infill site, there are no other reasonable or viable alternatives being considered.

No Action Alternative [24 CFR 58.40(e)]

The no-action alternative would prevent the proposed funding mechanism to the residential configuration and associated agricultural family programming, but the underlying land use and zoning designations for multiple family residential uses would remain unchanged. Therefore, future multiple-family residential development could occur at the site, but may not be in the form of affordable housing and may not involve the programming intended to serve agricultural families.

Summary of Findings and Conclusions:

The proposed residential development of 152 dwelling units, occupying an infill site of approximately 9.2 acres, will be consistent with the residential land use and zoning designation policies established by the City, therefore carrying out the local jurisdiction's intended land development standards for this site and surrounding vicinity. The on-site parking lot, community building, and recreational facilities incorporated into the site plan will promote a walkable neighborhood environment for residents with access to nearby schools and basic shopping needs. The project will also help address the local housing needs by providing affordable dwelling opportunities to agricultural families. Just as importantly, the vacant and cleared condition that characterizes the project site is not expected to encroach, modify, or otherwise adversely affect any local or regional natural resources. Therefore, the federal funding action contributing to the proposed residential development is expected to result in No Significant Impact on the quality of the human environment.

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	Mitigation Plan	Complete
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Project 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 is not within 15,000 feet of a military airport, or 2,500 feet of a civilian airport. The closest airport to the subject property is the Jacqueline Cochran Regional Airport, located approximately two miles (10,560 feet) to the southeast. An Airport Proximity Map has been provided with this worksheet displaying the project location in relation to the nearest airport facility.

Supporting documentation

[Airport Runway Clear Zones Worksheet.pdf](#)
[Airport Hazards Resources Airport Proximity Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

The project is located inland, within the Coachella Valley and approximately 77 miles from the nearest Pacific Coast (refer to Coastal Proximity Map). Therefore, coastal resources are not relevant to this project site. The attached Coastal Proximity Map provides a geographic context of the site, including the nearest coast.

Supporting documentation

[Coastal Barrier Resources Proximity Map.pdf](#)

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:

[Floodplain Management Resources FIRMette.pdf](#)
[Flood Insurance Resources\(1\).pdf](#)

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

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Panel 06065C2270H, effective 03/06/2018), the entire project

property and its surroundings are located within Zone X, an area of minimal flood hazard. As such, the project is not located in a Special Flood Hazard Area (SFHA). An official FIRMette is downloaded from the FEMA web site is included with this worksheet.

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/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	25.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

California Emissions Estimator Model (CalEEMod), which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.

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/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	0.10	µg/m3 (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's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

[2499 AQ and GHG Levels with Sources.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

According to the California Coastal Commission, a "Coastal Zone" is an area extending three miles seaward and inland generally 1,000 yards. In significant coastal estuarine, habitat, and recreational areas, it extends inland to a maximum of five miles; in developed urban areas it generally extends inland less than 1,000 yards. The subject property is located in the City of Coachella and approximately 77 miles from the nearest Pacific coastal areas. As a result of this distance, coastal resources are not pertinent to the project setting.

Supporting documentation

[4 Coastal Proximity Map.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 dated February 21, 2019 and a Phase I ESA Update completed on March 30, 2021 did not find any recognized environmental conditions associated with the property. By the time of these investigations.

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

Yes

Screen Summary
Compliance Determination

A Phase I ESA dated February 21, 2019 and a Phase I ESA Update completed on March 30, 2021, performed in conformance with the scope and limitations of ASTM Practice E1527-13, including the provisions on Prior Assessment Usage and Use of Prior Information, did not identify any recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions in connection with the project site. The site observations did not find any apparent signs of hazardous substances, petroleum products, tires, automotive or industrial batteries, or other waste materials in quantities, concentrations, or circumstances that would constitute an environmental hazard. An updated search of federal, state, and local government listings did not indicate any new or prior environmental condition of concern or direct threat to the property.

Supporting documentation

[Contamination and Toxic Substances - Phase I ESA.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.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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.

Screen Summary

Compliance Determination

The project proposes residential development on an infill site of approximately 9.25 acres. The project site exhibits a vacant and cleared condition that has previously been leveled and occupied by agricultural uses and residential development before undergoing demolition and clearing activities, prior to and independent of the current proposed project. EPA's Information for Planning and Consultation (IPaC) platform

yielded the following findings: There are no known wetlands at the project location. There are no critical habitats at this location. See attachment with supporting documentation: Sources: U.S. Fish & Wildlife Service: Information for Planning and Consultation (IPaC) - <https://ecos.fws.gov/ipac/location/RFJOL656C5FMTPLBZR42HK2EZ4/resources>.

Supporting documentation

[Endangered Species Act Supporting Documentation.pdf](#)
[Endangered Species Act - Resources -Site Photographs.pdf](#)
[Endangered Species Act - Resources -IPac Report.pdf](#)
[Endangered Species Act - Resources - Existing Conditions Map.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

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

Yes

Screen Summary

Compliance Determination

The project does not propose the construction of stationary aboveground storage containers that are covered by 24 CFR 51C. In addition, there are no known aboveground hazardous waste storage containers within a mile of the project site. Three potential sites with above-ground gasoline storage or other combustible materials are located outside of the 1-mile radius. Refer to the attached GIS map titled: Explosive and Flammable Facilities Map.

Supporting documentation

[Explosives and Flammable Hazards Resources Facilities Map.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.)	7 CFR Part 658

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 site is currently vacant with sparse vegetation. According to the most recent Riverside County Important Farmland Map (2018), from data by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the entire project site is categorized as Urban and Built-up Land. As such, there is no farmland designation on the project site that would be subject to conversation. Refer to the attached farmland map sourced from the California FMMP.

Supporting documentation

[Farmland Protection Resources FMMP Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[Floodplain Management Resources FIRMette.pdf](#)
[Flood Insurance Resources\(1\).pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary**Compliance Determination**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Panel 06065C2270H, effective 03/06/2018), the entire project property and its surroundings are located within Zone X, an area of minimal flood hazard. As such, the project is not located in a Special Flood Hazard Area (SFHA). An official FIRMette is downloaded from the FEMA web site is included with this worksheet.

Supporting documentation

[Floodplain Management Resources FIRMette\(1\).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 e tool. All tribes listed in TDAT were contracted 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**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[Agua Caliente Response Formal Consultation Request.pdf](#)

[Agua Caliente Native American Cultural Resource Monitor.pdf](#)

[SHPO Villa Verde 7 22 21.pdf](#)

[Location Maps.pdf](#)

[2 Aerial Map final.pdf](#)

[Rivco parcel report 768 400 001.pdf](#)

[Rivco parcel report 768 350 002.pdf](#)

[Villa Verde Historical Verification letter.pdf](#)

[Villa Verde Tribal mail merge.pdf](#)
[Riverside County Tribal.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 site has a sufficient separation from major roadways, placing it beyond the 70, 65, and 60-decibel noise levels associated with those linear sources. The project is also located beyond the 3,000-foot screening distance for railroad facilities. Moreover, the project is located approximately 2.5 miles from the Jacqueline Cochran Regional Airport and is located outside of the 70, 65 and 60 CNEL noise contours associated with this facility. Therefore, the project will not be exposed to existing sources of noise that would be impactful to future residents.

Supporting documentation

[Noise Sources - General Plan Noise Technical Appendix.pdf](#)

[Noise Sources - General Plan.pdf](#)

[Noise Sources - National Transportation Noise Map.pdf](#)

[Noise Sources - Distance Map.pdf](#)

[Noise Resources Noise Level Maps.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

According to the EPA's Sole Source Aquifer map database, the proposed project is not located on or near a sole source aquifer. The project construction will not impact any sole source aquifers. Refer to the attached map obtained from EPA's Sole Source Aquifers platform. Sources: - EPA Sole Source Aquifers Map:

<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Supporting documentation

[Floodplain Management Resources FIRMette\(2\).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 involves land that has previously served for agricultural and residential uses until the site was demolished and maintained in a cleared condition absent of any substantial vegetation coverage. Moreover, the property is an infill site surrounded entirely by paved roads and residential uses. Based on the U. S. Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetland resources on or around the property. Sources: U. S. Fish and Wildlife Service National Wetlands Inventory

Supporting documentation

[Wetlands Resources NWI Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

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

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

Screen Summary

Compliance Determination

As discussed previously, the project site consists of vacant land with a relatively flat terrain and varying vegetation coverage absent of any on-site natural drainage features or courses attributed to any stream or river. The site also lacks any man-made drainage controls, including fully improved curb and gutter improvements along its entire existing frontage. Runoff resulting from precipitation events would have the propensity to follow the elevation gradient toward the southeast, but no defined drainage paths, depressions, or basins are present. The nearest downstream drainage feature to the project is the engineered Coachella Valley Stormwater Channel (CVSC), located approximately 1.7 miles to the northeast. This channel accepts urban runoff from developed and undeveloped areas throughout the City of Coachella and other upstream jurisdictions. It also serves as the backbone stormwater conveyance facility. As indicated in the attached inventory of National Wild and Scenic Rivers, the Coachella Valley Stormwater Channel is not listed as such resource.

Supporting documentation

[Wild and Scenic Rivers Resources NWSRS 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

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

Screen Summary

Compliance Determination

The proposed action involves a vacant site surrounded by residential development within the City of Coachella. The project's entitlements were approved by the City through the streamlined processing pursuant to Senate Bill 35 (SB 35). The project site was found to not be subject to location based environmental hazards or impacts, such as a coastal zone, prime farmland, wetlands, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community conservation plan area, habitat for protected species, or under a conservation easement . The project is not associated with any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review, including those deemed disproportionately high for high for low income and/or minority communities.

Supporting documentation

- [Environmental Justice - PM10 CVSIP.pdf](#)
- [Environmental Justice - Emissions Analysis.pdf](#)

[Environmental Justice - ECV Community Emissions Reduction Plan.pdf](#)

[Environmental Justice - CV PM10 Redesignation Plan.pdf](#)

[Environmental Justice - Analysis.pdf](#)

[Environmental Justice - SCAQMD Final AQMP.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



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: Villa-Verde-Apartments

HEROS Number: 900000010214049

Project Location: 84824 Calle Verde, Coachella, CA 92236

Additional Location Information:

Located on the west side of Calle Techa between Calle Verde and Calle Zamora, in the northeast quarter of Section 7, T6S R8E, San Bernardino Baseline and Meridian in the City of Coachella, CA. (APN) 768-350-002 and 768-400-001

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

The Villa Verde Apartments affordable housing project will be constructed on 9.2 acres situated west of Calle Techa, between Calle Verde and Calle Zamora in the City of Coachella, Riverside County, CA. The project is new construction of an affordable 152-unit multi-family housing development. The target households include low income, homeless and those at-risk of homelessness. The project proposes to secure 87 units for Section 8 Project-Based Vouchers and No Place Like Home Project-Based Vouchers. Through the No Place Like Home Program, permanent supportive services will be provided through a cooperative agreement between Developer and medical provider upon approval by Board of Supervisors. The project will acquire parcels (APN 768-350-002 AND 768-400-001) and the units will consist of 27 two-story wood-framed buildings of Type V construction. Planned project amenities include on-site facilities and common spaces for property management and resident services offices, a community room and laundry facilities, as well as outdoor hardscape and landscape areas spread over five programmed patios. Existing streets from the east of the site have been extended to serve as the main vehicular, service, and emergency circulation elements. A new pedestrian-only path, called the Verde Path, runs north-south, connecting the neighboring communities to the north and south. Covered parking is provided at grade. The 152 residential units and community center are set within a diverse network of natively landscaped private and semi-private communal spaces bisected by a central urban promenade. The Verde Path facilitates critical public and private circulation and connects to an existing bike trail (connection is made off-site) while offering shade and opportunities for rest. Alongside the path are five distinct communal patio areas that complement the architecture and offer elements of dining, play, rest, and entertainment. These patio spaces offer intimate moments in which residents of all ages can enjoy a diversity of experiences. The patios also feature multiple types of play settings: natural play (such as boulders, logs, and mounds); loose parts; free play; and other conventional play features. All these elements come together to create a framework of space and activities that prioritize

creativity, discovery, and adventure in children of all ages. By integrating play into the social and physical fabric of the site, the development promotes cognitive, social, emotional, and physical development.

Funding Information

Grant Number	HUD Program	Program Name
PBV4-21-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded Amount: \$23,592,480.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$80,358,481.00

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	Permits, reviews, and approvals that are required for project construction: Precise Grading and Associated Engineering Plan Approvals by City of Coachella City of Coachella Building Permit California NPDES Construction General Permit Coverage

Project 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:** 10/19/2021

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

Certifying Officer Signature: Karen S. Spiegel **Date:** NOV 16 2021

Name/ Title: Karen Spiegel, Chair, Board of Supervisors

10/19/2021 13:02

FORM APPROVED COUNTY COUNSEL
 BY: [Signature] 11/3/2021
 AMRIT P. DHILLON DATE

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

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).

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) Alicia Jaimes, 951.955.0783	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) Villa Verde Apartments	10. Location (Street address, city, county, State) between Calle Verde and Calle Zamora in the City of Coachella, Riverside County. Street identified as Assessor's Parcel Number 768-350-002 and 768-400-001
---	--

11. Program Activity/Project Description

The Project proposes use of eighty seven (87) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV's) in a 152-unit new construction affordable multi-family housing development "Villa Verde Apartments". The project will serve low-income households on the Housing Authority of the County of Riverside HCVP waiting list. The project will also serve persons with severe and persistent mental illness who are in need of mental health services and who are experiencing homelessness or are at risk of homelessness. 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 Developer will enter into a cooperative agreement with the Riverside University Health Services-Behavioral Health to deliver permanent supportive services, upon approval by the Board of Supervisors.

The project site is approximately 9.2-acres that will be constructed with 27 two-story wood-framed buildings. Amenities include on-site facilities and common spaces for property management and resident services offices, a community room and laundry facilities. Outdoor areas include hardscape and landscape spread over five programmed patios. The proposed project will consist of 16 one-bedroom units that are approximately 567 square feet, 72 two-bedroom units that are approximately 845 square feet (inclusive of 2 unrestricted manager units), and 64 three-bedroom units that are approximately 1071 square feet.

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 X <i>Karen S. Spiegel</i>	Title of Certifying Officer Chair, Riverside County Board of Supervisors
	Date signed NOV 16 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 X	Title of Authorized Officer
	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

FORM APPROVED COUNTY COUNSEL
BY *AD* AMRIT P. DHILLON DATE *11/3/2021*
ATTEST: form HUD-7015.15 (1/99)
KECIA R. HARPER, Clerk
By *[Signature]* DEPUTY

PUBLIC NOTICE

October 22, 2021

Housing, Homelessness Prevention and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(951) 955-0783 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 November 16, 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: Villa Verde Apartments - Coachella

PURPOSE: The project activity entails the construction of 152-unit apartment complex with a community plaza, which includes the allocation of eighty-seven (87) Housing Choice Voucher Program (HCVP) and No Place Like Home (NPLH) Project Based Vouchers (PBV's), to be utilized by Abode Communities, a non-profit public benefit corporation, to serve as a rental subsidy for Villa Verde Apartments development. Villa Verde Apartments will consist of the construction of a 152-unit apartment complex that will provide permanent supportive housing to low-income households and households experiencing homelessness or at-risk of becoming homeless. The 152-unit apartment complex will be a combination of 16 one-bedroom units which will be approximately 567 square feet, 72 two-bedroom units which will be approximately 845 square feet and 64 three-bedroom 1071 square feet.

LOCATION: The Project site is located at 84824 and 84679 Calle Verde, in Coachella, Riverside County, CA. The parcel is identified as Assessor Parcel Number 768-350-002 and 768-400-001.

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 555 Arlington Avenue, Riverside, CA 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 3403 Tenth St., Suite 300 California 92501 or email comments to MAJaimes@rivco.org. All comments received at the address specified above **on or before November 16, 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.