

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



ITEM: 3.7
(ID # 20674)

MEETING DATE:

FROM : HOUSING AND WORKFORCE SOLUTIONS:

Tuesday, March 14, 2023

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Resolution No. 2023-076, Approving Additional Funding Allocation of HOME Investment Partnerships Act Funds in the Amount of \$1,300,000 to Chelsea Investment Corporation for the Tripoli Affordable Housing Project Located in the City of Coachella; Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Tripoli Apartments Pursuant to the National Environment Policy Act (NEPA); and Approval of Requests for Release of Funds from U.S. Department of Housing and Urban Development (HUD), District 4. [\$2,300,000 - 100% HOME Investment Partnerships Act Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2023-076, Approving an Additional Funding Allocation of HOME Investment Partnerships Act Funds in the Amount of \$1,300,000 to Chelsea Investment Corporation for the Tripoli Affordable Housing Project Located in the City of Coachella;
2. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Tripoli Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;

Continued on Page 2

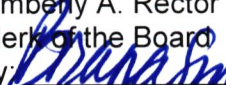
ACTION:Policy


Heidi Marshall, Director 2/28/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Resolution 2023-076 is adopted as recommended.

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 14, 2023
xc: HWS

Kimberly A. Rector
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. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
4. Approve the attached Requests for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the total amount of \$2,300,000 and Eight (8) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
5. Authorize the Chair of the Board of Supervisors to execute the attached RROFs on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
6. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROFs, 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	\$2,300,000	\$ 0	\$2,300,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Act Funds			Budget Adjustment:	No
			For Fiscal Year:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On July 12, 2022 (Minute Order 3.15), Resolution No. 2022-138 was adopted by the Board of Supervisors committing \$1,000,000 in HOME Investment Partnerships Program (HOME) funds to Chelsea Investment Corporation (Developer), a California corporation, for the proposed development of Tripoli Affordable Housing Project (Proposed Project). The Developer has requested an additional \$1,300,000 of financial assistance of HOME funds to offset the current economic and COVID-19 impact in the construction industry and financial sectors. Staff is supportive of this increase. Along with HOME funds, Developer was awarded eight (8) Housing Choice Voucher Project Based Vouchers through a Request for Proposals released by the Housing Authority of the County of Riverside on April 9, 2021.

The Proposed Project will consist of a newly constructed 108-unit multi-family development

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

(which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of 27 one-bedroom units, 51 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. Located on approximately 2.8 acres of land located at 51392 Cesar Chavez St, in the City of Coachella, identified as Assessor Parcel Numbers 778-081-001 and 778-081-003 (Property).

Of the 108 units, 11 units in the Proposed Project will be subject to HOME Program occupancy and use restrictions and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County. On site amenities will include a community center with a computer room, education skill building classes, ESL financial literacy, and an after-school program at no charge to residents.

In addition to the HOME funds, other Proposed Project financing sources include approximately \$31,300,000 from Federal Low Income Housing Tax Credits, \$13,568,850 in the form of a soft loan from the City of Coachella, \$7,974,034 in permanent financing from Banner Bank, \$4,045,000 from the California Department of Housing and Community Development Infill Infrastructure Grant Program, and Inland Regional Center Community Resource Development Plan funds in the amount of \$1,360,000. The total cost of development during the permanent financing period is approximately \$61,000,000.

The attached proposed Resolution No. 2023-076 provides Board support for the Proposed Project and recommends a total allocation of up to \$2,300,000 in HOME Investments Partnership funds to be used as a loan to Developer to pay a portion of the development and construction costs for the Proposed Project. Staff recommends that the allocation of the HOME funds be valid until January 31, 2024.

The attached proposed Resolution No. 2023-076 now allocates \$2,300,000 in HOME funds to the Proposed Project, subject to Developer's satisfaction of the conditions specifically set forth in the attached Resolution No. 2023-076, which include, but are not limited to, the following:

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

Staff recommends that the Board approve Resolution No. 2023-076. County Counsel has reviewed and approved as to form the attached Resolution No. 2023-076.

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STATE OF CALIFORNIA**

NEPA Review

The environmental effects of activities carried out with HOME funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, by and through its Housing and Workforce Solutions Department (HWS), 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 March 2, 2023, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS 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 Requests for Release of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on February 28, 2023, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Requests for Release of Funds.

Impact on Residents and Businesses

The development of 108 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in eastern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information


No impact upon the County's General Fund; the County's contribution will be 100% funded with HOME Investment Partnerships Act Funds.

Attachments:

- Resolution No. 2023-076
- County of Riverside Environmental Assessment and Signature Page

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STATE OF CALIFORNIA**

- Request for Release of Funds- HOME Funds
- Request for Release of Funds- HCVP Project Based Vouchers
- Public Notice FONSI/RROF


Brianna Lontajo, Principal Management Analyst

3/8/2023


Ronak Patel, Deputy County Counsel

3/7/2023

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**RESOLUTION NO. 2023-076
APPROVING AN ADDITIONAL FUNDING ALLOCATION OF HOME INVESTMENT
PARTNERSHIPS ACT FUNDS IN THE AMOUNT OF \$1,300,000 TO CHELSEA
INVESTMENT CORPORATION FOR THE TRIPOLI AFFORDABLE HOUSING
PROJECT LOCATED IN THE CITY OF COACHELLA**

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

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

WHEREAS, Chelsea Investment Corporation, a California corporation (“Developer”), proposes to develop and construct a multi-family affordable rental housing project for low and very low income households consisting of one-hundred eight (108) affordable rental units that includes 27- one bedroom units, 51- two bedroom units and 30- three bedroom units (“Project”). The Project will be located on approximately 2.8 acres of vacant land located at 51392 Cesar Chavez St., in Coachella, California, identified as Assessor Parcel Numbers 778-081-001 and 778-081-003 (“Property”); and

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

WHEREAS, the Board of Supervisors of the County of Riverside approved the allocation of \$1,000,000 of County HOME funds on July 12, 2022 as Minute Order 3.15; and

WHEREAS, the Developer submitted an application to the County requesting additional financial assistance in the amount of \$1,300,000 in HOME funds (“County Allocation”). The additional County Allocation is needed to fill a Project financing gap due to unforeseen cost increases in the construction budget, in the amount of \$1,300,000; and

FORM APPROVED COUNTY COUNSEL
BY  RYAN D. YABKO
DATE 3/8/23

RESOLUTION NUMBER 2023-076
Tripoli Apartments

MAR 14 2023 3.7

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

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

6 **WHEREAS**, the Developer was awarded an allocation of 8 Housing Choice Vouchers for the
7 Project from HACR; and

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

11 **WHEREAS**, the California Tax Credit Allocation Committee (“TCAC”) allocates low-
12 income housing tax credits to eligible affordable housing projects to raise project equity through
13 the sale of tax benefits to investors; and

14 **WHEREAS**, the Developer has secured \$31,300,000 from Federal Low Income Housing
15 Tax Credits, \$13,568,850 in the form of a soft loan from the City of Coachella, \$7,974,034 from
16 permanent financing from Banner Bank, \$4,045,000 from the California Department of Housing
17 and Community Development Infill Infrastructure Grant program; and Inland Regional Center
18 Community Resource Development Plan funds in the amount of \$1,360,000 (collectively, the
19 “Lenders”); all funding required to develop the Project with the exception of the identified
20 funding gap; and

21 **WHEREAS**, the Lenders require Developer to secure funding to close the gap; and

22 **WHEREAS**, the County desires to approve an additional allocation of funding in the
23 approximate amount of \$1,300,000 HOME funds, to be used to pay a portion of the costs to
24 develop and construct the Project on the Property, subject to the Partnership’s satisfaction of
25 certain conditions precedent for the benefit of the County;

26 **WHEREAS**, the Developer has successfully completed several affordable housing complexes in
27 the County.

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

1 by the Board of Supervisors of the County of Riverside (“Board”), in regular session assembled
2 on March 14, 2023, in the meeting room of the Board of Supervisors located on the 1st floor of
3 the County Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

- 4 1) That the Board of Supervisors hereby finds and declares that the above recitals are true
5 and correct and incorporated as though set forth herein.
- 6 2) The Board of Supervisors continues to support the Developer’s Project and award of
7 private activity bonds from CDLAC and low-income housing tax credits from TCAC,
8 the sale proceeds of which will be used to finance the development and construction of a
9 multi-family affordable rental housing project consisting of one-hundred eight (108)
10 affordable rental units that includes 27- one bedroom units, 52- two bedroom units and
11 29- three bedroom units (Project). The Project will be located on approximately 2.8
12 acres of vacant land located at 51392 Cesar Chavez St., in Coachella, California,
13 identified as Assessor Parcel Numbers 778-081-001 and 778-081-003.
- 14 3) Subject to any restrictions on the use HOME funds, the Board of Supervisors agrees to
15 provide financial assistance to the Developer the maximum total amount of \$2,300,000 of
16 HOME funds, for construction of eligible activities on the Project, subject to the
17 satisfaction of the following conditions precedent:
 - 18 a. Borrower: Chelsea Investment Corporation, a California corporation, or a limited
19 partnership created by Chelsea Investment Corporation for the specific purpose of
20 selling tax credits and developing, constructing, and owning the Project where
21 Chelsea Investment Corporation is the general partner/managing member;
 - 22 b. Project Name: Tripoli Affordable Housing Project;
 - 23 c. HOME Loan Amount: Not to exceed Two Million Three Hundred Thousand
24 Dollars (\$2,300,000);
 - 25 d. Interest: Three percent (3%) simple interest;
 - 26 e. Affordability Period: 55 years from recordation of the Notice of Completion in
27 the official records of the County of Riverside;
 - 28 f. HOME Loan Term: 55 years;

- 1 g. Repayment: Loan payments derived from the Project's residual receipts;
- 2 h. Entitlements and Governmental Approvals: Secure any and all required land use
- 3 entitlements, permits, and approvals which may be required for construction of
- 4 the Project, including, but not limited to compliance with the California
- 5 Environmental Quality Act and the National Environmental Policy Act;
- 6 i. Other Financing: the HOME loan is expressly conditioned upon the Developer's
- 7 ability to secure sufficient equity capital or firm and binding commitments for
- 8 financing necessary to undertake the development and construction of the Project.
- 9 All financing contemplated or projected with respect to the Project shall be, or
- 10 have been, approved in form and substance by the Board of Supervisors. In
- 11 addition to the HOME funds, Chelsea Investment Corporation was awarded an
- 12 allocation of 8 Housing Choice Vouchers for the Project. Other Project financing
- 13 sources include \$31,300,000 from Federal Low Income Housing Tax Credits,
- 14 \$13,568,850 in the form of a soft loan from the City of Coachella, \$7,974,034
- 15 from permanent financing from Banner Bank, \$4,045,000 from the California
- 16 Department of Housing and Community Development Infill Infrastructure Grant
- 17 program; and Inland Regional Center Community Resource Development Plan
- 18 funds in the amount of \$1,360,000;
- 19 j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in
- 20 the amount of \$10,800. Monitoring fee to be adjusted annually, not to exceed an
- 21 increase in the Consumer Price Index (CPI); and
- 22 k. Successful negotiation of loan agreements evidencing the loan of the HOME
- 23 funds in the amounts approved herein, approved as to form by County Counsel,
- 24 approved by the Board of Supervisors and executed by all required parties.
- 25 4) The Board of Supervisors' commitment to provide the HOME loan is subject to the
- 26 satisfaction of the conditions precedent set forth herein, is valid until January 31,2024,
- 27 and shall thereafter have no force or effect, unless a HOME loan agreement related to the
- 28

1 financing of the Project (approved as to form by County Counsel) have been approved
2 and executed by the Board of Supervisors and the Developer.

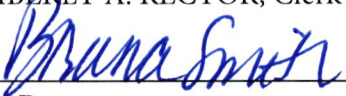
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5 ROLL CALL:

6 Ayes: Jeffries, Spiegel, Washington, and Gutierrez
7 Nays: None
8 Absent: Perez

9
10 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
Supervisors on the date therein set forth.

11 KIMBERLY A. RECTOR, Clerk of said Board

12
13 By:  _____
14 Deputy

15 03.14.2023 3.7

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Request for Release of Funds and Certification

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

WHEN DOCUMENT IS FULLY EXECUTED RETURN

CLERK'S COPY

Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

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) Home Investment Partnerships Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
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) Home Investment Partnerships Act Funds/ Tripoli Affordable Housing Project	10. Location (Street address, city, county, State) Southwest corner of 6th Street & Tripoli Avenue, Coachella, CA 92236
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11. Program Activity/Project Description

The Project activity proposes the use of \$2,300,000 in Home Investment Partnerships Act funds by Chelsea Investment Corporation, a California Corporation to construct 108 unit multi-family affordable rental housing project low-income families. The project will consist of 27 one-bedroom units, 51 two-bedroom units and 30 three-bedroom, with one two-bedroom unit restricted as a manager's unit. The vacant land sits on approximately 2.8 acres located at the Southwest corner of 6th Street and Tripoli Avenue, in the City of Coachella, California identified as Assessors Parcel Numbers 778-081-001 and 778-081-003.

The units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the HOME funds, other Proposed Project financing sources include approximately \$31,300,000 from Federal Low Income Housing Tax Credits, \$13,568,850 in the form of a soft loan from the City of Coachella, \$7,974,034 in permanent financing from Banner Bank, \$4,045,000 from the California Department of Housing and Community Development Infill Infrastructure Grant Program, and Inland Regional Center Community Resource Development Plan funds in the amount of \$1,360,000. The total cost of development, during the permanent financing period is approximately \$61,000,000.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

X



Date signed

3/14/23

Address of Certifying Officer

C/O Riverside County Housing and Workforce Solutions, 3403 Tenth Street, Suite #300, Riverside, CA 92501

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

X

Date signed

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

APPLICABLE conditions are obsolete

KIMBERLY A. RECTOR, Clerk

By Bryana Smith
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY APD 3/2/2023
AMRIT P-DHILLON DATE

form HUD-7015.15 (1/99)

Request for Release of Funds and Certification

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

WHEN DOCUMENT IS FULLY EXECUTED RETURN

CLERK'S COPY

to Riverside County Clerk of the Board, Sup 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

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 and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
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) HUD-Project Based Vouchers /Tripoli Affordable Housing Project	10. Location (Street address, city, county, State) Southwest corner of 6th Street & Tripoli Avenue, Coachella, CA 92236
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11. Program Activity/Project Description

The Project activity proposes the use of 8 Project Based Vouchers by Chelsea Investment Corporation, a California Corporation to construct 108 unit multi-family affordable rental housing project low-income families. The project will consist of 27 one-bedroom units, 51 two-bedroom units and 30 three-bedroom, with one two-bedroom unit restricted as a manager's unit. The vacant land sits on approximately 2.8 acres located at the Southwest corner of 6th Street and Tripoli Avenue, in the City of Coachella, California identified as Assessors Parcel Numbers 778-081-001 and 778-081-003.

The units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the Project Based Vouchers other Proposed Project financing sources include \$2,300,000 in HOME funds, pproximately \$31,300,000 from Federal Low Income Housing Tax Credits, \$13,568,850 in the form of a soft loan from the City of Coachella, \$7,974,034 in permanent financing from Banner Bank, \$4,045,000 from the California Department of Housing and Community Development Infill Infrastructure Grant Program, and Inland Regional Center Community Resource Development Plan funds in the amount of \$1,360,000. The total cost of development, during the permanent financing period is approximately \$61,000,000.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

KEVIN JEFFRIES

Chair, Riverside County Board of Supervisors

Date signed

3/14/23

Address of Certifying Officer

C/O Riverside County Housing and Workforce Solutions, 3403 Tenth Street, Suite #300, Riverside, CA 92501

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

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)

ATTEST:

KIMBERLY A. RECTOR, Clerk

By Wanda Smith
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY AMBER D. DILLON DATE 3/21/2023

form HUD-7015.15 (1/99)



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: Tripoli-Affordable-Housing-Project

HEROS Number: 900000010289682

Project Location: 51392 Cesar Chavez , Coachella, CA 92236

Additional Location Information:

The project is located on a 2.8-acre site at the southwest corner of the 6th Street and Tripoli Avenue intersection in the City of Coachella, California (APNs 778-081-003, - 001) Figure 1). The site is zoned General Commercial (GC).

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

Investment Corporation is proposing to develop the Tripoli Affordable Housing Project (Figure 2 - Site Plan). The development will provide 108 units in two buildings. Building A would have 46 units in a three-story building. The units would be comprised of 13 one bedroom/one bath units; 18 two bedroom/one bath units and 15 three-bedroom/two bath units. Building B would be a four-story structure providing 62 units comprised of 14 one bedroom/one bath units; 34 two- bedroom/one bath units and 14 three-bedroom/two bath units. The units would be a minimum of 581 square feet for inside corner one bedroom/one bath units, 586 square feet for one bedroom/one bathroom units, 799 square feet for two bedroom/one bathroom and 1,061 square feet for three bedroom/two bath units. bedroom and 850 square feet for two bedrooms. The density would be 38.57 units per acre. Building B would have 2,510 square feet of for lease ground floor retail space. Building A would front on Tripoli Avenue. Building B would front Cesar Chavez Street and Bagdad Avenue. The project would provide 165 surface parking spaces which 47 spaces more than required per code. A total of 10 spaces would be allocated to the retail space in Building B. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be net zero energy and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room/lobby, laundry rooms and ADA accessible and hearing/visually impaired units. The site is currently vacant; however, there is evidence of past development on the site (i.e., foundation material and subsurface utilities). Retail buildings are located on the northeast corner of the block adjacent to the site. Base zoning is General Commercial (GC). Residential uses are not permitted outright in the GC zoning district. Thus, Chelsea Investment Corporation has applied for a Conditional Use Permit, zone change and lot merger to accommodate the project. The proposed project addressed herein will in part be constructed using federal funding; and thus, it is subject to National Environmental Policy Act (NEPA) review by the Department of Housing and Urban Development (HUD).

Funding Information

Grant Number	HUD Program	Program Name
HM4-22-001	Community Planning and Development (CPD)	HOME Program
PBV4-21-003	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$4,527,200.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$61,000,000.00

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	

Project 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: Nicole Sanchez Date: 03/02/2023

Name / Title/ Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Certifying Officer Signature: [Signature] Date: 3/14/23

Name/ Title: KEVIN JEFFRIES CHAIR, BOARD OF SUPERVISORS

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

ATTEST:
KIMBERLY A. RECTOR, Clerk
By [Signature]
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY [Signature] DATE 3/21/2023
AMRIT P. DHILLON

03/02/2023 18:08

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

Project Information

Project Name: Tripoli-Affordable-Housing-Project

HEROS Number: 900000010289682

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

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Kevin Jeffries, Chair

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

Point of Contact: Alex Earl

Consultant (if applicable): Birdseye Planning Group, LLC

Point of Contact: Ryan Birdseye

Project Location: 51392 Cesar Chavez , Coachella, CA 92236

Additional Location Information:

The project is located on a 2.8-acre site at the southwest corner of the 6th Street and Tripoli Avenue intersection in the City of Coachella, California (APNs 778-081-003, -001) Figure 1). The site is zoned General Commercial (GC).

Direct Comments to:

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

Investment Corporation is proposing to develop the Tripoli Affordable Housing Project (Figure 2 - Site Plan). The development will provide 108 units in two buildings. Building A would have 46 units in a three-story building. The units would be comprised of 13 one bedroom/one bath units; 18 two bedroom/one bath units and 15 three-bedroom/two bath units. Building B would be a four-story structure providing 62 units comprised of 14 one bedroom/one bath units; 34 two- bedroom/one bath units and 14 three-bedroom/two bath units. The units would be a minimum of 581 square feet for inside corner one bedroom/one bath units, 586 square feet for one bedroom/one bathroom units, 799 square feet for two bedroom/one bathroom and 1,061 square feet for three bedroom/two bath units. bedroom and 850 square feet for two bedrooms. The density would be 38.57 units per acre. Building B would have 2,510 square feet of for lease ground floor retail space. Building A would front on Tripoli Avenue. Building B would front Cesar Chavez Street and Bagdad Avenue. The project would provide 165 surface parking spaces which 47 spaces more than required per code. A total of 10 spaces would be allocated to the retail space in Building B. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be net zero energy and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room/lobby, laundry rooms and ADA accessible and hearing/visually impaired units. The site is currently vacant; however, there is evidence of past development on the site (i.e., foundation material and subsurface utilities). Retail buildings are located on the northeast corner of the block adjacent to the site. Base zoning is General Commercial (GC). Residential uses are not permitted outright in the GC zoning district. Thus, Chelsea Investment Corporation has applied for a Conditional Use Permit, zone change and lot merger to accommodate the project. The proposed project addressed herein will in part be constructed using federal funding; and thus, it is subject to National Environmental Policy Act (NEPA) review by the Department of Housing and Urban Development (HUD).

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

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

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

The site is approximately 2.8 acres and located on the southwest corner of the 6th Street and Tripoli Avenue intersection in the City of Coachella, California (APNs 778-081-003, -001). This neighborhood is comprised of a mixture of residential and commercial development. The site is currently vacant; however, remnant foundation material and evidence of subsurface utilities are visible. Existing retail buildings are located adjacent to and northwest of the site. The project site is served by Sunline Transit Agency Route 91 and 111. Both routes have bus stops located adjacent to the site. The site is bordered by the following uses: North: Multi-family residential zoned C-G, General Commercial South: Existing commercial lot and existing residential zoned C-G, General Commercial R-S, Single Family Residential East: Existing vacant commercial lot and existing residential zoned C-G, General Commercial

R- S, Single Family Residential West: Existing commercial uses zoned C-G, General Commercial

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

[Tripoli Aerial Map.pdf](#)

[IMG_0134.JPG](#)

[IMG_0131.JPG](#)

[IMG_0130.JPG](#)

[IMG_0126.JPG](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
HM4-22-001	Community Planning and Development (CPD)	HOME Program
PBV4-21-003	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,527,200.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$61,000,000.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the Jacqueline Cochran Regional Airport located at 56-550 Higgins Drive in Thermal, CA. The project site is located outside the compatibility zone boundaries of the Airport Lan Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps JC-1 and JC-2 in the Jacqueline Cochran Regional Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document Amended, September 2006). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur. Source List: [a]
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	No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply. Source List: [b]
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C227OH, prepared March 6, 2018. The Flood Disaster Protection

		<p>Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur. Source List: [o]</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located within the Salton Sea Air Basin (Basin), which includes the central portion of Riverside County (the Coachella Valley) and Imperial County (which is under the jurisdiction of the Imperial County Pollution Control District). Air quality conditions in the Coachella Valley are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Coachella Valley is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. The Coachella Valley is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2020.4.0 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no</p>

		<p>air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2020.4.0 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Source: [d, f]</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 150 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.</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>Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental Consulting, Inc., (May 2021), there are no Recognized Environmental Conditions on the project site. Groundwater under this site has been impacted by the DeLeon's Gasoline Station located at 51298 Harrison Street across from the site. According to the database information, as well as information obtained from the State Water Resources Control Board (SWRQCB) GeoTracker online database, in August 2006, two 10,000-gallon gasoline USTs, one 8,000-gallon gasoline UST, and one 500- gallon waste oil UST, and associated dispensers and piping were removed from the property. Based on soil and groundwater sampling results, total petroleum hydrocarbons</p>

	<p>(TPH) and methyl tert-butyl ether (MTBE) concentrations exceeded regulatory standards; thus, an unauthorized release case #7T2 236 023 was subsequently opened by the Colorado River Basin Regional Water Quality Control Board. Numerous on- and off-property investigations were performed to evaluate the fate and transport of the hydrocarbon release that occurred at the Harrison Street property. In addition, a soil vapor extraction and biosparging remediation system was installed on the property that was subsequently expanded off-site to include the project site, in an effort to remediate the subsurface impacts. A total of eight groundwater monitoring wells, identified as MW10 through MW17 were installed on the project site, along with 33 air sparging wells identified as AS6 through AS38. The primary chemicals of concern detected on the project site were gasoline and MTBE. No significant concentrations of benzene, toluene, ethylbenzene, xylenes (BTEX) or other VOCs were detected on the site in soil, soil gas or groundwater during the assessment and remediation activities. According to a Groundwater Monitoring Report dated December 2012, groundwater beneath the project site was reported to be at approximately 25 to 30 feet below grade with a flow direction toward the south/southeast. Over time, gasoline and MTBE concentrations were shown to be stable or decreasing with the impact plume situated in the central portion of the project site and extending in a southeasterly direction. In December 2013, as part of closure preparations, all on- and off-property wells were abandoned, which was documented in a Well Abandonment Report dated December 30, 2013. On</p>
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		<p>February 11, 2014, the unauthorized release was granted regulatory agency closure (i.e., "No Further Action") by the Water Board under the Low-Threat Underground Storage Tank Case Closure Policy. The closure summary indicates that corrective action does not need to be reviewed if the land use changes. As stated, a closure report was issued on February 11, 2014. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [g, l, s]</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 site is a vacant lot and with sparsely distributed ruderal species. The City of Coachella is a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which was last amended in August 2016. The CVMSHCP encompasses approximately 1.2 million acres. Of the total, approximately 69,000 acres are Indian Reservation Lands, which are not included in the Plan, leaving a total of approximately 1.1 million acres addressed by the Plan. Of the total area, approximately 6 percent is developed land located within the urbanized portion of the Coachella Valley. The project site is located within a developed portion of the plan area; and thus, is not located within a designated CVMSHCP conservation area. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project. Source List: [b, aa]</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project is a residential project designed to provide affordable housing for income qualifying tenants. It</p>

		<p>would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on- site. The project would not emit or release hazardous waste or emissions. As stated above, subsequent to issuance of the February 11, 2014 closure report, the project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [g, l, s]</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is currently vacant; however, it is located within an urbanized area within the City of Coachella. The site is categorized as Urban and Built- Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source List: [h]</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C227OH, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Source List: [o]</p>

<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The site is vacant; however, remnant building foundation material are present on the site. No buildings on or in proximity to the site are listed or eligible for listing on the National, State, or Local Register of Historical Buildings or Structures. Therefore, no significant direct or cumulative impacts related to historic preservation would occur.</p> <p>Cultural Resources (Archaeology) A Phase I Cultural Resource Assessment (Anza Resource Consultants, Inc., March 2022) was prepared for the project to meet National Historic Preservation Act (NHPA) Section 106 requirements. The study included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. The cultural resource records search, Native American scoping, and pedestrian survey identified no cultural resources within the current project site (Area of Potential Effect). Based on the results of the current study, a finding of no historic properties affected is recommended under NEPA. The following measures are recommended in the case of the unanticipated discovery of cultural resources during the project related ground disturbing activities. Unanticipated Discovery of Cultural Resources If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the</p>
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		<p>discovery proves to be significant under Section 106, additional work such as data recovery excavation may be warranted. Unanticipated Discovery of Human Remains The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Source List: [b, x]</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>Construction The proposed project would generate short-term noise during project construction. As shown in the table below, maximum noise levels related to construction would be approximately 85 A-weighted decibels (dBA) at a distance of 25 feet (EPA, 2010). Project construction would be required to comply with the City of Coachella Municipal Code Section 7.04.070, which limits construction during the following time periods: October 1st through April 30th Monday-Friday: 6:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. May</p>

	<p>1st through September 30th Monday-- Friday: 5:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. In this case, there are sensitive properties located south and east of the site. While construction noise would be audible at the property boundary, construction would occur per the City of Coachella limits described above. No adverse impacts related to construction noise are anticipated.</p> <p>Operation Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am.</p> <p>Traffic operating on Cesar Chavez Street is the primary noise source within proximity to the project site. According to the Exterior Noise and Exterior Facade Acoustical Analysis (Veneklasen & Associates, Inc., January 2022), exterior noise levels would range from 76 dBA DNL along Cesar Chavez Street to 64 dBA DNL along the western portion of the site fronting Tripoli Street. Use of window, wall and door assemblies have an STC of 28 or greater, sufficient attenuation would ensure that interior noise levels meet HUD's 45 dBA DNL standard. No adverse interior noise impacts are identified. The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur. Source List: [a, b, k]</p>
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<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>There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [v]</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 site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated. Source List: [u]</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>The project site is located near downtown Coachella and approximately one mile west of the Whitewater Channel. The Whitewater Channel or segment thereof, is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [r]</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 project would provide 108 affordable apartment units for income qualifying families and individuals. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. Source List: [b]</p>

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			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project site is zoned General Commercial which doesn't allow housing. The project applicant is pursuing a rezone of the project site, a lot merger and Conditional Use Permit which would allow development of the project as proposed consistent with the City of Coachella zoning regulations. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies. No mitigation measures were required to reduce potentially significant or adverse impacts to less than significant. Source List: [b, c]	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils. As referenced in the Geotechnical Investigation Report (Landmark Consultants, Inc. February 2022), the site is underlain by interbedded sands, silts and thin clay with near surface silts and silty sands. Near surface soils are expected to be non-expansive. Subsurface soils are medium dense to very dense. The report concluded that conditions precluding development of the project site are not present. Specific design and construction recommendations are included to address on-site soil characteristics.Slope Erosion. The site is flat which limits erosion potential. There are no slopes that would erode as a result of project construction. Stormwater Runoff. The site is 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb more than one acre of soil during construction; thus, the applicant would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. With project implementation, stormwater from impervious areas would be conveyed into landscape swales located around the perimeter and allowed to infiltrate. Because the site is more than one-acre in size, the City of Coachella would require the project to prepare and implement a Water Pollution Control Plan and formal drainage plans prior to issuance of grading and building permits. The proposed project would also have to comply with the City's Water Quality Control Ordinance (Municipal Code Section 13.16). This would ensure that erosion and sedimentation impacts would be less than significant. No adverse impacts would occur. Source List: [t]</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying tenants. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, Weis Environmental Consulting, Inc., prepared a Phase I ESA (August 2021) for the project site. Based on soil and groundwater sampling results from August 2006, the site was the subject of an unauthorized release case #7T2 236 023 opened by the Colorado River Basin Regional Water Quality Control Board. On February 11, 2014, the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>unauthorized release was granted regulatory agency closure (i.e., "No Further Action") by the Water Board under the Low-Threat Underground Storage Tank Case Closure Policy. The closure summary indicates that corrective action does not need to be reviewed if the land use changes. As stated, a closure report was issued on February 11, 2014. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Coachella requirements for fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would be exposed to exterior noise levels that currently exceed acceptable limits within the City of Coachella Municipal code; however, the project would not change baseline conditions. Further, interior noise standards would be met. Source List: [a, b, g, l, s]</p>	
Energy Efficiency	2	<p>Energy. Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7 7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in affect at time of building permit issuance. The installation of EnergyStar appliances, be required as a condition of approval. The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related features that reduce energy demand. While the project would increase demand for public utilities in the region; for reasons stated above, this would not represent a significant impact with respect to energy consumption.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the city. Operation of the project would require two full-time building managers and 1-2 case managers. Staff required to manage the project would be 3-4 FTE and provided by a third-party vendor. The number of jobs would not substantively increase employment opportunities in the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		City; however, new jobs would be a minor benefit associated with the proposed project. Source List: [b]	
Demographic Character Changes / Displacement	1	The proposed project is vacant and the project would develop 108 new units designed to house income qualifying tenants. The site is currently vacant and undeveloped. All construction would be confined to the proposed site. It would not impact adjacent street and utility corridors. The project area includes primarily commercial uses and residential uses. The project would be allowed on the site with approval of the CUP and rezone. Thus, redevelopment of the site would not adversely affect community character or displace existing residents. Source List: [b]	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The school nearest the site is Palm View Elementary School located at 1390 7th Street approximately 1/8 mile southeast of the site. Bobby Duke Middle School is located at 85358 Bagdad Avenue approximately 1/4 mile southeast of the site. Riverside County provides library and related cultural services to its residents through the Public Library System. The nearest library is the Coachella Branch at located at 1500 6th Street. The library is located approximately 1/8 mile east of the site. The project is comprised of 108 apartment units; thus, school-age children are likely to reside on the property. Using the Coachella Valley Unified Schools District (CVUSD) student generation rate of .76 students (i.e., elementary, middle and high school) per residence, the number of school age children living at the property is conservatively estimated to be 82. Payment of impact fees by the applicant would contribute fair share funds needed to expand school capacity as needed to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		address future capacity constraints. With respect to library services, it is possible that residents may visit the library; however, the addition of approximately 309 residents would not exceed the service population to the extent that new library facilities are required. Furthermore, a portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities. Source List: [b, y]	
Commercial Facilities (Access and Proximity)	2	The proposed project would provide approximately 2,510 square feet commercial space. Whether this would be used by project residents is unknown. The need for goods and services required by approximately 309 new residents would be met by existing businesses within the area. No adverse impact to commercial facilities would occur as a result of the project. Source List: [b]	
Health Care / Social Services (Access and Capacity)	1	The proposed project would provide new residential units to serve families. It is assumed the residents are currently residing in the Coachella Valley. The project is expected to accommodate approximately 309 new residents. This would not increase the general population to the degree that expanded health care services would be required. The Santa Rosa del Valle Medical Group offices are located adjacent to and east of the site. The John F. Kennedy Memorial Hospital is located in at 47111 Monroe Avenue in the City of Indio approximately 4 miles northwest of the site. These facilities are accessible by transit and available to serve project residents. No adverse impacts related to health care are anticipated. The project would provide limited social services on-site; however, as noted, it is expected that the residents currently live in the Coachella Valley. While on-site services may benefit residents, it	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		may also relieve demand on existing social services. No impact to existing social services is expected. Source List: [b]	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. There are no specific requirements for recycling and disposal of construction and demolition debris. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. No adverse impact to landfills associated with project-related waste disposal would occur. Source List: [b]	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing sewer connections. Sewer requirements for incoming development projects are administered by the City's Public Utilities Department. Sewer trunk lines are continually monitored in the field to determine remaining capacity. The Engineering Division plans its capital improvement projects several years prior to pipelines actually reaching capacity. The project site is located in an urbanized area that is connected to existing infrastructure. The project would need to connect to the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to the issuance of building permits, waste water impact fees would be paid to the City to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur. Source List: [b]	
Water Supply (Feasibility and Capacity)	2	The proposed project would utilize existing water connections. Potential water supply impacts for the Coachella Water District service area were evaluated in the 2020 Urban Water Management Plan (June 2021). The Coachella Valley Water District determined there is sufficient water planned to supply the estimated annual average usage in normal, single-dry year, and multiple-dry water year forecasts. The proposed project would create 108 new units with an estimated potable water demand of 9.2 million gallons or 29.7-acre feet annually. This would be within the projected future year supply and demand estimated by the Coachella Valley Water District in the 2020 Urban Water Management Plan. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project. Source List: [b, m]	
Public Safety - Police, Fire and Emergency Medical	2	The Riverside County Fire Department provides fire protection, paramedic and emergency medical technician services to the City of Coachella and the project site. Station Number 79 is located at 1377 6th Street is approximately one block east of the site. The project area is served by the Riverside County Sheriff's Department which is contracted to provide law enforcement services to the City of Coachella. The station	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>is located at 86625 Airport Boulevard, approximately 4 miles southeast of the project site. While the project would increase the residential population within the City of Coachella, demand for fire and police services are evaluated cumulatively by the City and Riverside County as part of the project review process. The proposed project would increase demand for fire services or police protection services; however, not to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. No adverse impacts related to police services would occur. Source List: [b, n]</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The project would not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct common and outdoor areas which would provide some recreational benefit. Vietnam Veterans Park located 2 blocks to the northeast of the site. Dateland Park is located 1/4 mile to the southeast. With payment of development impact fees (DIFs), no adverse impacts to parks and recreation facilities associated with the project would occur. Source List: [b]</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Project construction and material staging would occur on the project site. During construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site. This may require closure of the sidewalk fronting the site along Cesar Chavez Street and/or Tripoli Avenue. Transit services are provided by the Sunline Transit Agency via Routes 91 and 111. Stops are located one block north of the project site. Pedestrian and bicycle access is also provided throughout the area;</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>however, no marked bicycle lanes were observed on Cesar Chavez Street. Traffic conditions within the City of Coachella were evaluated in the Traffic Impact Study (June 2013) prepared for the General Plan Update 2035. Multiple roadway segments and intersections were evaluated to identify operating deficiencies associated with 2035 projected traffic volumes. Traffic related impacts were evaluated based on a Level of Service (LOS) D threshold. Conditions operating below LOS D would require mitigation. Cesar Chavez Street is identified in the Circulation Element as an enhanced major arterial from Grapefruit Boulevard south to Avenue 52, then as a major arterial south to Airport Boulevard. Within the project area, Cesar Chavez Street currently operates as a primary arterial with two lanes in each direction. Existing segment volumes along Cesar Chavez Street between Avenue 52 south of the site and Avenue 51 (4th Street) were 21,900 vehicles per day. With application of a 2% annual growth rate, this is consistent with the 2017 CVAG traffic counts (23,588) for this segment. This segment of Cesar Chavez Street currently operates at LOS D or better. The intersection of Cesar Chavez Street and Avenue 52 operates at LOS C in the morning peak hour and LOS D in the evening peak hour. Traffic volumes on Cesar Chavez Street between Avenue 52 (south of the site) and Avenue 51 (north of the site) are projected to increase to 63,800 vehicles per day by 2035. Volumes on Avenue 52 would also increase which contribute LOS F conditions during the evening peak hour at the Cesar Chavez Street and Avenue 52 intersection. The Cesar Chavez Street segment fronting the project site would also operate at LOS D or worse. Traffic volumes</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		associated with the project (794 vehicles per day) would be approximately 2 percent of the difference in baseline (2017) versus estimated 2035 volumes operating on the Cesar Chavez Street segment between Avenue 52 and Avenue 51. The proposed project traffic would be within future year estimates in the General Plan. The project is not expected to adversely affect transportation or accessibility. Source List: [b, q, z]	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The proposed project site is located within an urbanized area within the City of Coachella. The project site is flat with sparse ruderal vegetation species. There are no unique natural features or water resources occurring on the project site. Source List: [b]	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project area is heavily urbanized. The site is vacant and contains areas of ruderal vegetation species. There are no sensitive plants or animal species, habitats, or wildlife migration corridors in the area, or on-site. The only plant species are ornamental. The only wildlife species observed are common birds. The site is identified as "developed" in the CVMSCP. No local species would be adversely affected by the project. Source List: [b, aa]	
Other Factors 2	2	There are no other factors applicable to the proposed project.	

Supporting documentation

- [CoachellaValleySpeciesList\(1\).pdf](#)
- [CVAG 2017 Traffic Count location map.pdf](#)
- [11 4 traffic appendix.pdf](#)
- [Riverside County Fire Dept.pdf](#)
- [Coachella Valley RUWMP 2021_07_07\(1\).pdf](#)
- [Envirostor\(2\).pdf](#)
- [Coachella Valley RUWMP 2021_07_07.pdf](#)
- [ALUCP\(2\).pdf](#)

[6th Street and Tripoli Way Project - Phase I ESA\(2\).pdf](#)
[Geotechnical Report February-2022.pdf](#)
[Coachella CA Code of Ordinances.pdf](#)
[Appendix C - Site Plan\(5\).pdf](#)

Additional Studies Performed:

* Air Emission Calculations, January 2022 * Phase I Cultural Resource Assessment, March 2022 * Exterior Noise HUD Ldn Calculations, January 2022 * Geotechnical Investigation Report, February 2022 * Phase I Environmental Site Assessment, May 2021 * Exterior Noise and Exterior Facade Acoustical Analysis, January 2022

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

6/29/2021 12:00:00 AM

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[IMG_0130.JPG](#)
[IMG_0126.JPG](#)

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

a. Riverside County Airport Land Use Compatibility Plan Policy Document Amended September 2006). b. Project Plans and Site Inspection, January 2022 c. City of Coachella Zoning Code, Title 17 of Municipal Code, last updated July 2021 d. Birdseye Planning Group, LLC, Air Emission Calculations, January 2022 e. Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987. f. California Emission Estimator Model, 2020.4.0. g. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Envirostar database. <http://www.envirostar.dtsc.ca.gov/public/>. h. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map. Available at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Accessed online January 2022. i. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone, March 2022. <https://egis.fire.ca.gov/FHSZ/> j. California Department of Transportation Noise, Vibration, and Hazardous Materials Office. 2004. Transportation and Construction Induced Vibration Guidance Manual (Prepared by Jones and Stokes). k. Exterior Noise and Exterior Facade Acoustical Analysis, Veneklasen & Associates, Inc., January 2022. l. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml m. Coachella Valley Water District, 2020 Regional Urban Water Management Plan, June 2021. <http://www.cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP> n.

Riverside County Fire Department website, accessed January 2022 o. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C227OH, prepared March 6, 2018 p. Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment Manual (September 2018) q. Fehr and Peers, General Plan 2035 Traffic Impact Assessment, June 2013. r. National Wild and Scenic Rivers System, accessed online January 2022. <https://www.nps.gov/subjects/rivers/index.htm> s. Weis Environmental Inc., Phase I Environmental Site Assessment, May 2021. t. Landmark Consulting Inc., Geotechnical Investigation Report for Proposed Tripoli Apartments, February 2022. u. United States Fish & Wildlife Service, Wetlands Mapper, accessed January 2022 <https://www.fws.gov/wetlands/wetlands-mapper> v. US Environmental Protection Agency, Sole Source Aquifer website accessed January 2022 <https://www3.epa.gov/region9/water/groundwater/ssa.html> w. United State Department of Housing and Urban Development, HUD Exchange website, accessed January 2022. x. Anza Resource Consultants, Inc., Phase I Cultural Resources Assessment, March 2022. y. Coachella Valley Unified School District Fee Justification Report, March 2008. z. Coachella Valley Association of Governments 2017 Traffic Census Report, 2018. aa. Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016 bb. Tribal Directory Assessment Tool, Tribal Listings for the County of Riverside

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

Public Notice of Finding of No Significant Impact will be posted for a period of 15 days prior to County of Riverside Board of Supervisor's approval. The public notice will detail funds used for proposed project.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of an affordable housing building that would provide 108 affordable units to income qualifying tenants. With approval of a conditional use permit, rezone and lot merger, the project would be consistent with zoning regulations and Coachella General Plan Update. No cumulative impacts different from or greater than what was evaluated as part of the environmental review process for approval of the Planned Development Overlay would occur as a result of the project.

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

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

No Action Alternative [24 CFR 58.40(e)]

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

Summary of Findings and Conclusions:

Chelsea Investment Corporation is proposing to develop the Tripoli Affordable Housing Project. The development will provide 108 units in two buildings. Building A would have 46 units in a three-story building. The units would be comprised of 13 one bedroom/one bath units; 18 two bedroom/one bath units and 15 three-bedroom/two bath units. Building B would be a four-story structure providing 62 units comprised of 14 one bedroom/one bath units; 34 two-bedroom/one bath units and 14 three-bedroom/two bath units. The units would be a minimum of 581 square feet for inside corner one bedroom/one bath units, 586 square feet for one bedroom/one bathroom units, 799 square feet for two bedroom/one bathroom and 1,061 square feet for three bedroom/two bath units. bedroom and 850 square feet for two bedrooms. The density would be 38.57 units per acre. Building B would have 2,510 square feet of for lease ground floor retail space. Building A would front on Tripoli Avenue. Building B would front Cesar Chavez Street and Bagdad Avenue. The project would provide 165 surface parking spaces which 47 spaces more than required per code. A total of 10 spaces would be allocated to the retail space in Building B. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be net zero energy and have solar for power generation. Onsite social services will be provided to residents. Building amenities currently programmed include a community room/lobby, laundry rooms and ADA accessible and hearing/visually impaired units. The project site is generally flat and is not subject to unusual geological hazards. Specific grading and foundation requirements are provided in the Preliminary Geotechnical Report referenced herein. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would

occur. No historic or archaeological resources are known to be present onsite. The proposed project exterior noise levels along Cesar Chavez Street currently exceed City of Coachella standards for residential areas. The project would not noticeably change exterior noise levels. Interior noise standards would be met. The project would not change the existing noise environment. The project would not adversely affect public services. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. The proposed project would increase the intensity of the use on-site; however, traffic volumes are included in the total anticipated for the General Plan 2035 and were determined not significant by the City of Coachella. No adverse traffic impacts are anticipated. The project would conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

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

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

[ALUCP.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply. Source List:
[b]

Supporting documentation

[CBRS Tripolli Map.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- No

Screen Summary

Compliance Determination

The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur. Source List: [o]

Supporting documentation

[06065C2270H.png](#)

Are formal compliance steps or mitigation required?

Tripoli-Affordable-
Housing-Project

Coachella, CA

900000010289682

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

Particulate Matter, <10 microns 10.20 µg/m³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The project site is located within the Salton Sea Air Basin (Basin), which includes the central portion of Riverside County (the Coachella Valley) and Imperial County (which is under the jurisdiction of the Imperial County Pollution Control District). Air quality conditions in the Coachella Valley are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Coachella Valley is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. The Coachella Valley is designated attainment or unclassified for the remaining State and Federal standards.

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:

Particulate Matter, <10 microns	5.60	µg/m ³ (micrograms per cubic meter of air)
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Based on the response, the review is in compliance with this section.

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

Screen Summary
Compliance Determination

The project site is located within the Salton Sea Air Basin (Basin), which includes the central portion of Riverside County (the Coachella Valley) and Imperial County (which is under the jurisdiction of the Imperial County Pollution Control District). Air quality conditions in the Coachella Valley are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Coachella Valley is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. The Coachella Valley is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2020.4.0 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2020.4.0 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Source: [d, f]

Supporting documentation

[summer CalEEMod.pdf](#)

[Tripoli Clean Air Statue.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

The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 150 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

Supporting documentation

[Appendix C - Site Plan.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:

Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental Consulting, Inc., (May 2021), there are no Recognized Environmental Conditions on the project site.

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

Yes

Screen Summary
Compliance Determination

Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental Consulting, Inc., (May 2021), there are no Recognized Environmental Conditions on the project site. Groundwater under this site has been impacted by the DeLeon's Gasoline Station located at 51298 Harrison Street across from the site. According to the database information, as well as information obtained from the State Water Resources Control Board (SWRQCB) GeoTracker online database, in August 2006, two 10,000-gallon gasoline USTs, one 8,000-gallon gasoline UST, and one 500-gallon waste oil UST, and associated dispensers and piping were removed from the property. Based on soil and groundwater sampling results, total petroleum hydrocarbons (TPH) and methyl tert-butyl ether (MTBE) concentrations exceeded regulatory standards; thus, an unauthorized release case #7T2 236 023 was subsequently opened by the Colorado River Basin Regional Water Quality Control Board. Numerous on- and off-property investigations were performed to evaluate the fate and transport of the hydrocarbon release that occurred at the Harrison Street property. In addition, a soil vapor extraction and biosparging remediation system was installed on the property that was subsequently expanded off-site to include the project site, in an effort to remediate the subsurface impacts. A total of eight groundwater monitoring wells, identified as MW10 through MW17 were installed on the project site, along with 33 air sparging wells identified as AS6 through AS38. The primary chemicals of concern detected on the project site were gasoline and MTBE. No significant concentrations of benzene, toluene, ethylbenzene, xylenes (BTEX) or other VOCs were detected on the site in soil, soil gas or groundwater during the assessment and remediation activities. According to a Groundwater Monitoring Report dated December 2012, groundwater beneath the project site was reported to be at approximately 25 to 30 feet below grade with a flow direction toward the south/southeast. Over time, gasoline and MTBE concentrations were shown to be stable or decreasing with the impact plume situated in the central portion of the project site and extending in a southeasterly direction. In December 2013, as part of closure preparations, all on- and off-property wells were abandoned, which was documented in a Well Abandonment Report dated December 30, 2013. On February 11, 2014, the unauthorized release was granted regulatory agency closure (i.e., "No Further Action") by the Water Board under the Low-Threat Underground Storage Tank Case Closure Policy. The closure summary indicates that corrective action does not need to be reviewed if the land use changes. As stated, a closure report was issued on February 11, 2014. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [g, l, s]

Supporting documentation

[6th Street and Tripoli Way Project - Phase I ESA.pdf](#)
[Waterboard Geotracker screenshot.pdf](#)
[Envirostor.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

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

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

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

Screen Summary

Compliance Determination

The project site is a vacant lot and with sparsely distributed ruderal species. The City of Coachella is a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which was last amended in August 2016. The CVMSHCP encompasses approximately 1.2 million acres. Of the total, approximately 69,000 acres are Indian Reservation Lands, which are not included in the Plan, leaving a total of approximately 1.1 million acres addressed by the Plan. Of the total area, approximately 6 percent is developed land located within the urbanized portion of the Coachella Valley. The project site is located within a developed portion of the plan area; and thus, is not located within a designated CVMSHCP conservation area. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project. Source List: [b, aa]

Supporting documentation

[CoachellaValleySpeciesList.pdf](#)
[Appendix C - Site Plan\(1\).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 proposed project is a residential project designed to provide affordable housing for income qualifying tenants. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As stated above, subsequent to issuance of the February 11, 2014 closure report, the project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [g, l, s]

Supporting documentation

[6th Street and Tripoli Way Project - Phase I ESA\(1\).pdf](#)

[Waterboard Geotracker screenshot\(1\).pdf](#)

[Envirostor\(1\).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

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project site is currently vacant; however, it is located within an urbanized area within the City of Coachella.

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

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

Supporting documentation

[Farmland Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

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

[06065C2270H\(1\).png](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2270H, prepared March 6, 2018; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.
Source List: [o]

Supporting documentation

[06065C2270H\(2\).png](#)

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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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) Completed

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

- ✓ See TDAT List Completed

Other Consulting Parties

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

Tribes were notified using HUD's Tribe Directory Assessment Tool (TDAT) and consultations were initiated via mail listed in TDAT.

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

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

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

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

The site is vacant; however, remnant building foundation material are present on the site. No buildings on or in proximity to the site are listed or eligible for listing on the National, State, or Local Register of Historical Buildings or Structures. Therefore, no significant direct or cumulative impacts related to historic preservation would occur. Cultural Resources (Archaeology) A Phase I Cultural Resource Assessment (Anza Resource Consultants, Inc., March 2022) was prepared for the project to meet National Historic Preservation Act (NHPA) Section 106 requirements. The study included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. The cultural resource records search, Native American scoping, and pedestrian survey identified no cultural resources within the current project site (Area of Potential Effect). Based

on the results of the current study, a finding of no historic properties affected is recommended under NEPA. The following measures are recommended in the case of the unanticipated discovery of cultural resources during the project related ground disturbing activities. Unanticipated Discovery of Cultural Resources If cultural resources are encountered during ground- disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under Section 106, additional work such as data recovery excavation may be warranted. Unanticipated Discovery of Human Remains The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Source List: [b, x]

Supporting documentation

[Anza_Tripoli CR report_3-16-2022.pdf](#)
[Appendix C - Site Plan\(2\).pdf](#)
[Tripoli SHPO Review.pdf](#)
[Tripoli Tribal Letters.pdf](#)
[Tripoli Aerial Map\(1\).pdf](#)
[TDAT 2.pdf](#)
[TDAT 1.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

Construction The proposed project would generate short-term noise during project construction. As shown in the table below, maximum noise levels related to construction would be approximately 85 A-weighted decibels (dBA) at a distance of 25 feet (EPA, 2010). Project construction would be required to comply with the City of Coachella Municipal Code Section 7.04.070, which limits construction during the following time periods: October 1st through April 30th Monday--Friday: 6:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. May 1st through September 30th Monday--Friday: 5:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: 8:00 a.m. to 5:00 p.m. Holidays: 8:00 a.m. to 5:00 p.m. In this case, there are sensitive properties located south and east of the site. While construction noise would be audible at the property boundary, construction would occur per the City of Coachella limits described above. No adverse impacts related to construction noise are anticipated. **Operation** Per Section 7.04.030 of the Coachella Municipal Code, noise levels within residential areas are limited to 55 a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Cesar Chavez Street is the primary noise source within proximity to the project site. According to the Exterior Noise and Exterior Facade Acoustical Analysis (Veneklasen & Associates, Inc., January 2022), exterior noise levels would range from 76 dBA DNL along Cesar Chavez Street to 64 dBA DNL along the western portion of the site fronting Tripoli Street. Use of window, wall and door assemblies have an STC of 28 or greater, sufficient attenuation would ensure that interior noise levels meet HUD's 45 dBA DNL standard. No adverse interior noise impacts are identified. The project site is located approximately 4 miles northwest of the Jacqueline Cochran Regional Airport in Thermal, California. The City of Coachella General Plan Update Noise Appendix Figure 5, Airport Noise Compatibility Contours shows the project site is outside the 55 Community Noise Equivalent Level (CNEL) contour for airport operations. Therefore, no adverse aircraft noise impacts would occur. Source List: [a, b, k]

Supporting documentation

[Report 1a Exterior Noise and Exterior Façade Acoustical Analysis Chelsea Tripoli Apartments.pdf](#)
[Appendix C - Site Plan\(3\).pdf](#)
[ALUCP\(1\).pdf](#)
[Tripoli Noise Abatement and Control.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not

use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [v]

Supporting documentation

[Sole Source Aquifer map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
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.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

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 site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.

Source List: [u]

Supporting documentation

[NWI Mapper Figure.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

The project site is located near downtown Coachella and approximately one mile west of the Whitewater Channel. The Whitewater Channel or segment thereof, is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [r]

Supporting documentation

[wild and scenic river.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 project would provide 108 affordable apartment units for income qualifying families and individuals. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. Source List: [b]

Supporting documentation

[Appendix C - Site Plan\(4\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

PUBLIC NOTICE

February 28, 2023

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about March 14, 2023, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Tripoli Affordable Housing Project

PURPOSE: The project activity includes the use of up to \$2,300,000 in HOME funds by Chelsea Development Corporation, a California corporation and 8 PBVs to serve as a rental subsidy for Tripoli Affordable Housing Project (Tripoli). Tripoli will consist of the new construction of a 108-unit apartment complex that will provide affordable housing. The proposed project will consist of 27 one-bedroom units, 51 two-bedroom units and 30 three-bedroom units. The one-bedroom units are approximately 586 square feet, the two-bedroom units are approximately 799 square feet and the three-bedroom units are approximately 1,061 square feet. The apartment units will be rented to low-income individuals making at or below 50% of the area median income of the County of Riverside.

LOCATION: The existing property sits on approximately 2.8 acres of vacant located at the Southwest corner of 6th Street and Tripoli Avenue, in the City of Coachella, California identified as Assessors Parcel Numbers 778-081-001 and 778-081-003.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National

Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Ave, 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, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before March 14, 2023** 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 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, and Workforce Solutions to allocate HOME Investment Partnerships Program funds and 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.

NOTICIA PUBLICA

28 de febrero de 2023

Condado de Riverside, Vivienda y Soluciones para la Fuerza Laboral
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberan satisfacer dos requisitos de procedimiento separados pero relacionados para las actividades que realizara el condado de Riverside. Cualquier individuo, grupo o agencia que envie comentarios debe especificar en sus comentarios que "aviso" tiene la direccion de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 14 de Marzo de 2023 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. la Autoridad de Vivienda del condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Tripoli Affordable Housing

PROPOSITO: La actividad del proyecto incluye uso un estimado de \$2,300,000 en fondos de el programa de HOME y la asignacion de 8 PBV para ser utilizados por Chelsea Development Corporation, una corporacion de el estado de California, para server como un subsidio de alquiler para el Proyecto de Tripoli Affordable Housing(Tripoli). Tripoliconsistira en la construccion de un complejo de apartamentos de 108 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constarra de 27 unidades de un dormitorio, 51 unidades de dos dormitorios, y 30 de tres dormitorios. Las unidades de un dormitorio miden aproximadamente 586 pies cuadrados. Las unidades de apartamentos se alquilaran a personas de bajos ingresos que ganan menos de 50% de el ingreso medio del area de el condado de Riverside.

UBICACION: El sitio del proyecto tiene un tamano aproximado de 2.8 acres. Tripoli Apartments esta ubicado en la ciudad de Coachella del condado de Riverside, California. La propiedad esta ubicada a lo largo de 6th Street y Tripoli Ave La parcela se identifica con el numero de parcela del tasador 778-081-001 a 778-081-003.

Esta actividad se puede realizar durante varios anos.

NO HAY IMPACTO SIGNICATIVO

El conadado de Riverside ha determinado que el proyecto no tendra un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaracion de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye informacion adicional del proyecto en la Evaluacion Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente direccion del sitio web <https://www.harivco.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Vivienda y Soluciones para la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente en o

alrededor del 14 de marzo de 2023 seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdiccion de los tribunals federales si se entable una accion para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobacion de la certificacion por parte de HUD satisface sus responsabilidades segun la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen fondos de le programa de HOME y Vales basaos en proyectos del programa de vales de eleccion de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberacion de fondos y la certificacion del Condado de Riverside por un period de quince dias despues de la fecha de presentacion anticipada o su recepcion real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos por parte de HUD; o
- d. otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: (1) Oficina de Vivienda Publica en HUDLOSANGELESOPH@hud.gov y (2) Planificacion y Desarrollo comunitarios en CPDLA@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objeccion.
