



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

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 3943 10th Street Renovation

Responsible Entity: City of Riverside, California

Grant Recipient: City of Riverside

State/Local Identifier: 9252200611-44012000

Preparer: Ryan Birdseye, Birdseye Planning Group

Certifying Officer Name and Title: Al Zelinka, City Manager Deputy Director

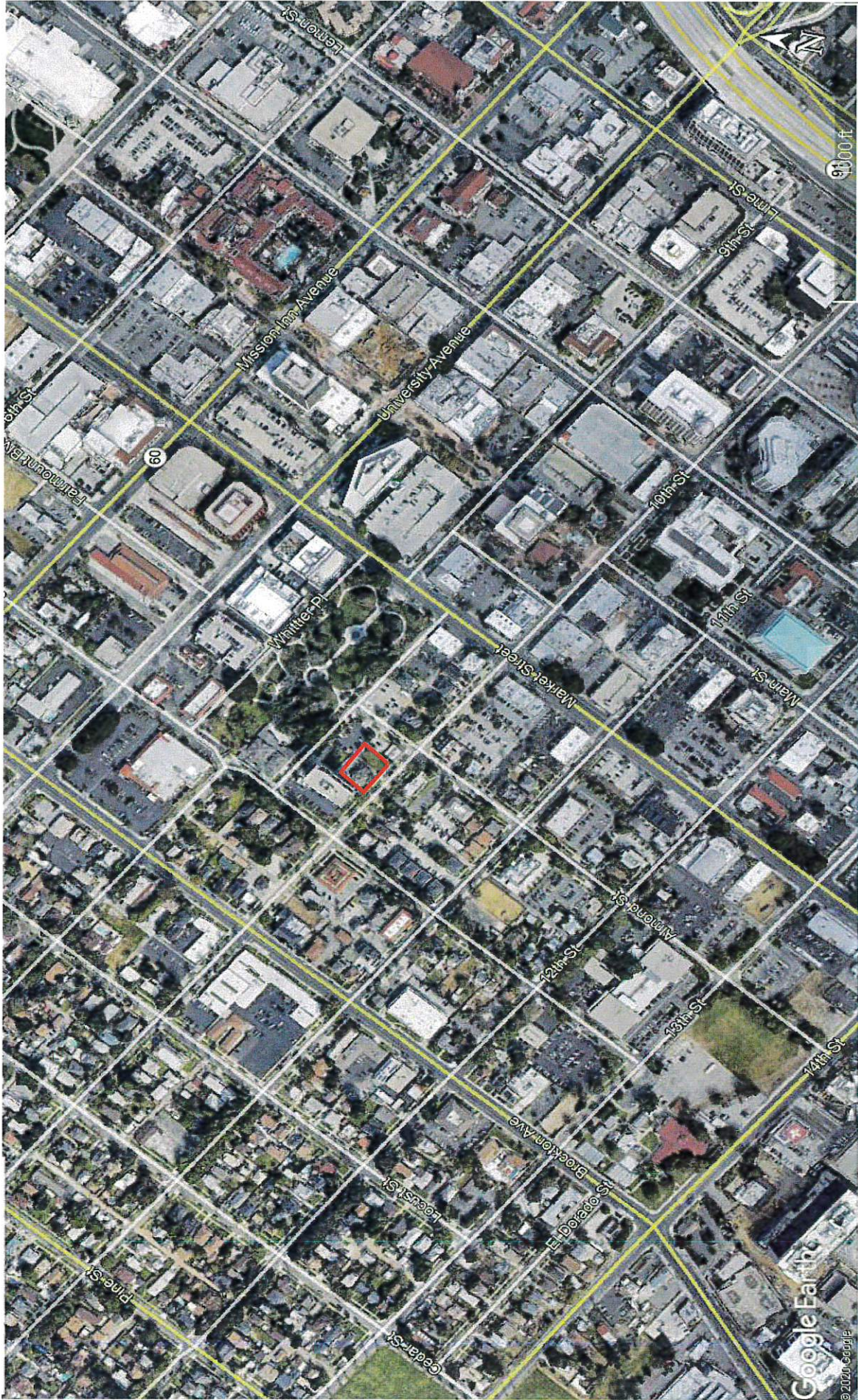
Consultant (if applicable): Birdseye Planning Group
P.O. Box 1956
Vista, CA 92085
760-712-2199

Direct Comments to: Ryan Birdseye
Birdseye Planning Group
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Project Location: 3943 10th Street, Riverside, CA 92501

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

The six-unit residential building is located at 3943 10th Street in downtown Riverside, CA (see Figure 1). Several of the units are in distressed condition. The goal of the Riverside Housing Development Corporation is to renovate the building so that all units can be occupied. Exterior improvements will include relocating all exposed plumbing to inside the exterior walls. The siding, fascia boards and trim will be repaired/repainted. The existing roof will be removed and damaged sheathing replaced. The roof will be replaced with composition shingles and torch on on the flat areas. Drought tolerant landscaping will be installed. Interior improvements will consist of removing all sheetrock/plaster, modification to framing to accommodate lower floor



Project Site

Figure 1—Vicinity Map

accessible units; electrical upgrades, plumbing upgrades, installation of new sheetrock, texturing and painting. New electrical/plumbing fixtures, appliances and cabinetry will be installed in the kitchen and bathroom areas. Elevations are shown in Figure 2.

This HUD-funded action would include various cosmetic improvements and renovations to the existing structure as described. All improvements would occur within the existing building footprint. Non-structural framing modifications will be required to accommodate the accessible units. No structural modifications or expansion of the building will be required to accommodate the project. No increase in building capacity will occur as a result of the proposed improvements.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5 (a) (3) (ii) (A), (B) and (C).

Funding Information

| Grant Number | HUD Program | Funding Amount |
|--------------|-------------|----------------|
| | CDBG | \$53,000 |

Estimated Total HUD Funded Amount: \$53,000 - an additional \$750,000 in Coronavirus Aid, Relief, and Economic Security (CARES) Act funding has been procured for the project.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$803,000

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6 | Are formal compliance steps or mitigation required? | Compliance determinations |
|---|---|--|
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6 | | |
| Airport Hazards 24 CFR Part 51 Subpart D | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | Flabob Airport is the closest airport and is located approximately 1.6 miles northwest of the site. March Reserve Air Base is located approximately 8.4 miles southeast of the site. |

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| | | The project site is east of the Santa Ana River and outside the Flabob Airport Influence Area which is generally northwest of Pine Street (see Map FL-1 of the 2004 Riverside County Airport Land Use Compatibility Plan). No project related improvements would increase the building height, create new sources of light and glare or otherwise affect air traffic operating within the Flabob Airport area. |
| Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | No coastal barrier resources under the protection of the Coastal Barrier Resource Act occur in California. The Coastal Barrier Resources Act does not apply. |
| Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | The site is located in Zone X per the Flood Insurance Rate Map Panel 06065C0710G, August, 28, 2008. Flood Zone X is defined as areas outside the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated. |
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5 | | |
| Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | The project site is located in the South Coast Air Basin and air quality is managed by the South Coast Air Quality Management District. The South Coast Air Basin is a non-attainment area for federal ozone and Particulate Matter 10 (PM ₁₀) standards. The proposed project would involve various cosmetic and upgrades to the six-unit residential building. The project would not result in new air emissions, contribute to an increase in air emissions or otherwise impair ongoing efforts by the South Coast Air Quality Management District to attain federal ozone and PM ₁₀ standards. |
| Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | The project is not located within a coastal zone. No impacts to coastal zone resources as defined in Sections 307(c) and (d) of the Coastal Zone Management Act would occur. |
| Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | According to the Envirostar (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites within 2,000 feet of the proposed site. The nearest site with a case number is located at 3801 Market Street |

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| | | approximately 800 feet northeast of the site (T0000003053). This was a cleanup with a closure letter dated November 3, 2011. The proposed project would not introduce hazardous materials to the site or otherwise have any adverse impacts related to explosive or flammable operations. |
| Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is an existing multifamily residential building. Vegetation surrounding the building is comprised of ornamental species and turf. No endangered species or their habitat as defined in 50 CFR 402 would be affected by the proposed project. |
| Explosive and Flammable Hazards 24 CFR Part 51 Subpart C | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is a six-unit multifamily building located in an urbanized area in downtown Riverside. There are no above ground tanks or other sources of stored material in proximity to the site that would create a risk of explosion. No explosive or flammable materials would be used or stored on-site. The proposed improvements would not be affected by uses with these characteristics. |
| Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is currently developed and categorized as Urban and Built-Up Land, as indicated on the Department of Conservation Important Farmland Finder accessed on-line September 2020. 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. |
| Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The site is located in Zone X per the Flood Insurance Rate Map Panel 06065C0710G, August 28, 2008 as referenced above. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988. |
| Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The existing building has been historically used as a multifamily residential building. The improvements are needed to ensure all units can be occupied. The building is not identified as a historic resource or located within a historic district as depicted on the Historic Districts, Neighborhood Conservation Areas and Cultural Survey Areas Map (August 2011). The building |

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| | | has been modified over time and there is no evidence indicating the building meets the historic building criteria specified in 36 CFR Part 800. |
| Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The proposed project would make various exterior and interior cosmetic and floor plan improvements to the existing residential building. Existing noise is comprised of traffic on 10 th Street and sounds common in urban environments (i.e., barking dogs, voices, etc.). The building improvements would not change the types of activities occurring on the site. Noise levels would not change as a result of the project. Thus, the project is expected to meet noise standards specified in in Section 7.25.010 (D) Riverside Municipal Code. No noise impact would occur per 24 CFR 51B. |
| Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | 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. Further, the project improvements would not increase demand for potable water. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. |
| Wetlands Protection Executive Order 11990, particularly sections 2 and 5 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The site is an existing building. As shown in the USFWS wetland mapper, no wetlands occur within the building area or surrounding park. No impacts to wetlands as stipulated in Executive Order 11990 would occur. |
| Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The nearest river is the Santa Ana River located approximately one mile west of the site. Per the National Wild and Scenic River System maps, no segment of the Santa Ana River is designated wild and scenic per Sections 7(b) and (c) of the Wild and Scenic Rivers Act. No wild and scenic rivers would be affected by the project. |
| ENVIRONMENTAL JUSTICE | | |
| Environmental Justice Executive Order 12898 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The proposed project would make improvements to an existing residential building. The project would provide six units of affordable housing. No existing affordable housing or facilities known to house minority populations would be removed or otherwise affected as a result of the |

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| | proposed project. No environmental justice impacts would occur per Executive Order 12898. |
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Field Inspection (Date and completed by): September 29, 2020, Ryan Birdseye, Consultant

Summary of Findings and Conclusions: The site is an existing six-unit residential building located at 3943 10th Street in downtown Riverside. The building is in general disrepair and multiple units are not habitable. The building is surrounded by primarily residential uses. The proposed project would make various plumbing, electrical, roof and interior cosmetic improvements, replace aging fixtures and generally modernize the building. The building footprint would not be affected nor would the use of the building change from existing conditions. The project would be categorically excluded from NEPA review per 24 CFR Part 58.35 (a)(3)(ii)(A), (B) and (C) and exempt from further environmental review per 24 CFR Part 58.34 (a) (12).

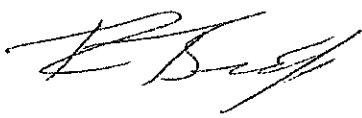
Mitigation Measures and Conditions [40 CFR 1505.2(c)]

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

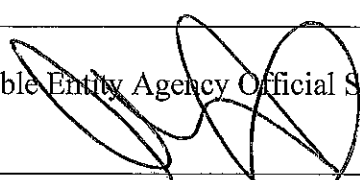
| Law, Authority, or Factor | Mitigation Measure |
|---------------------------|--------------------|
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Determination:

- This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: 10/27/2020

Name/Title/Organization: Ryan Birdseye, Principal, Birdseye Planning Group

Responsible Entity Agency Official Signature:  Date: 10/27/20

Name/Title: AL ZOLNER CUM MANAGER

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