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: Oasis Senior Villas Housing Project

Responsible Entity: City of Riverside

Grant Recipient (if different than Responsible Entity): City of Riverside

State/Local Identifier: Pending

Preparer: Ryan Birdseye, Principal
Birdseye Planning Group, LLC
1354 York Drive, Vista, CA 92084
760-712-2199

Certifying Officer Name and Title: Al Zelinka, City Manager

Grant Recipient (if different than Responsible Entity): City of Riverside

Consultant (if applicable): Ryan Birdseye, Principal
Birdseye Planning Group, LLC
1354 York Drive, Vista, CA 92084
760-712-2199

Direct Comments to: Jeffrey B. McLaughlin, Ph.D.
Housing Project Manager
City of Riverside Housing Authority
3900 Main Street 5th Floor
Riverside, CA 92522

Project Location: 2340 14th Street in the City of Riverside. The site is 3.22 acres and owned by Riverside Supportive Housing (Assessor's Parcel Numbers 221-132-020) (Figure 1).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The proposed project will provide 95 senior apartment units constructed in three, four-story buildings to be rented to seniors (i.e., 55 years and older) including individuals suffering from mental illness and homeless veterans, earning at-or-below 50% of the area median income. A total of 82 one-bedroom units and 13 two-bedroom units would be provided. The units would range from 525 to 811 square feet in size. A total of 96 parking spaces would be provided on-site Of the total, 42 spaces would be covered and 5 of those spaces would be reserved for handicapped. The apartment units will provide access to stable and affordable housing with case management and supportive services based on client's needs. A community room, leasing office, case worker offices and storage/support space will also be provided. The parcel is currently zoned R-1-7000 (single-family residential). The proposed use is allowed per a Conditional Use Permit. An extension to a previously approved CUP for the project was approved by the City of Riverside Planning Commission on May 14, 2020.

The project will in part be constructed using federal funding from the HOME Investment Partnerships Act Program (HOME) funds; thus, the project is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The purpose of the proposed project is to provide permanent housing for low income senior residents, residents with mental health issues and homeless veterans meeting income qualifications.

Existing Conditions and Trends [24 CFR 58.40(a)]: The site is approximately 140,263 square feet (3.22 acres) in size and is located at 2340 14th Street in the City of Riverside. The site is located on the northeast side of 14th Street at the southwest corner of the intersection of Georgia Street and Eucalyptus Avenue. Single-family residences are located to the north/northeast and northwest. Places of worship are located to the southeast and south. Dario Vasquez Park is located adjacent to the northwest corner of the site. The neighborhood is primarily single-family residential. The project site is vacant.

The project would entail site preparation and grading work required to construct three, four-story buildings with 95 residential units with outdoor amenities and surface parking (Figure 2). The site is bordered by the following uses:

North: Single-family residential
South: Single-family residential and a church building
West: Single-family residential
East: Single-family residential and a church building

Figure 1—Vicinity Map - Project Site

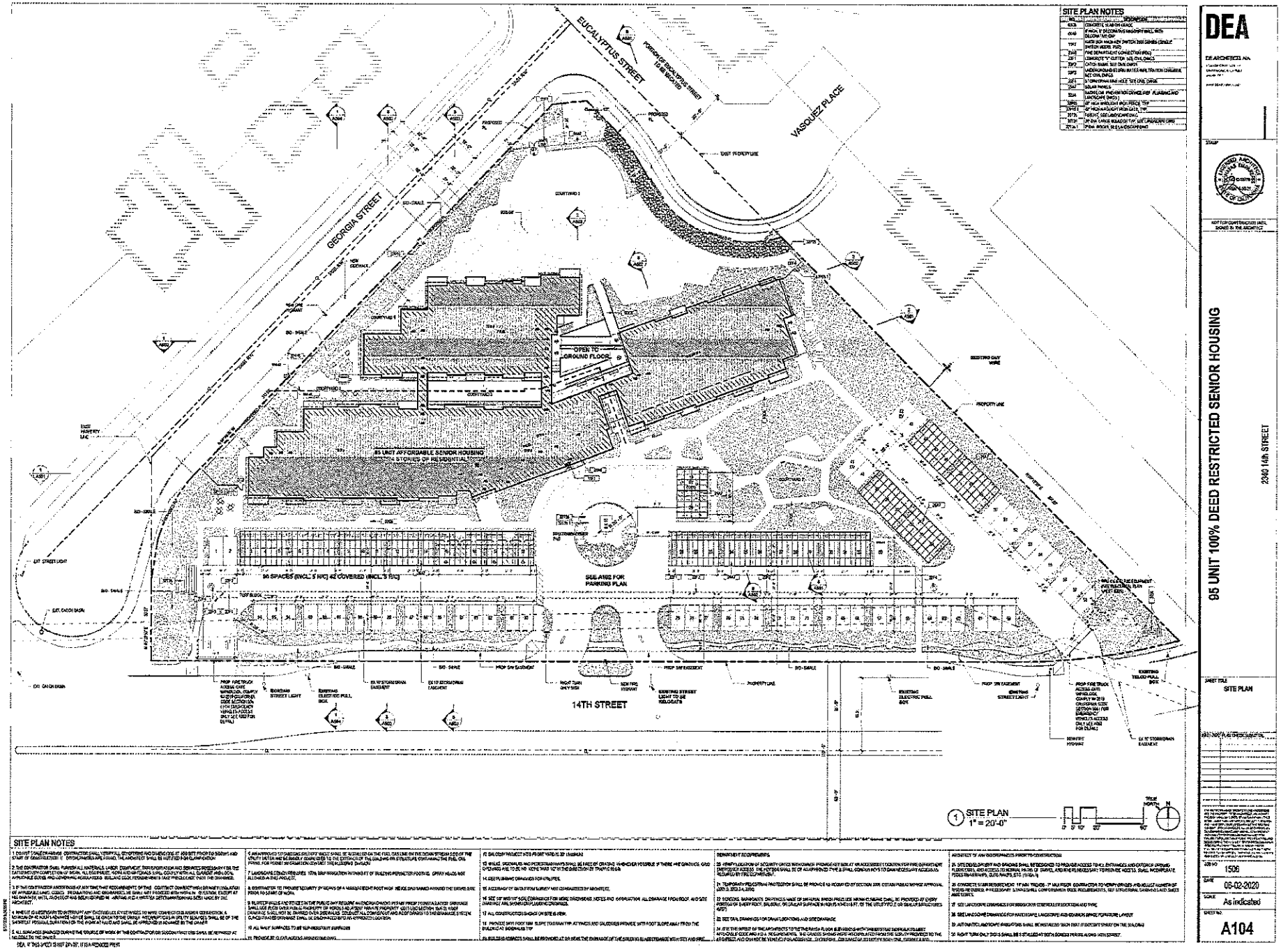

Figure 2—Site Plan

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME Investment Partnership Act Program	HUD (HOME) - $1,000,000

Estimated Total HUD Funded Amount: $1,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $49,782,955

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 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The City of Riverside Municipal Airport is the closest airport and is located approximately 4.5 miles southwest of the site. March Reserve Air Base is located approximately 7.3 miles southeast of the site. The project site is outside the Airport Influence Area for Riverside Municipal Airport as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). The site is within Zone E of the March Air Reserve Base Compatibility Map. There are no restrictions pertaining to residential development within Compatibility Zone E.

		Source List: [b]
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	No coastal barrier resources under the protection of the Coastal Barrier Resource Act occur in California. The Coastal Barrier Resources Act does not apply. *Source List: [a, 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]	Yes ☐ No ☒	The southwesterly portion of the site is designated Special Flood Hazard Area (SFHA) Zone AE in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06073C0726G prepared August 28,2008. The site is partially located within the floodway associated with Box Springs Wash. 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 SFHA be covered by flood insurance under the National Flood Insurance Program (NFIP). As described below, the Part II, Decision Making Process, follows Water Resource Council Guidelines which provides an eight-step decision making process that must be followed for actions in or impacting the base floodplain. The eight-step process requires documentation of the decision making process and includes a discussion of why the action is proposed on the proposed site, practical alternatives to the proposed action (including relocation of the project) and methods to minimize impacts to the project associated with potential flooding. The eight-step process, including public noticing, was completed on September 24, 2020. No structures would be located in the floodplain as currently defined. The only site improvements located within the flood plain are parking spaces. The City of Riverside is a participant in the NFIP program administered by FEMA; thus, flood insurance can be purchased for the proposed project if required. 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: [d]*

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 ☐ No ☒	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 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 2016.3.2 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. Table 1 – Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	33.8	75
NOx	40.5	100
CO	22.1	550
PM10	9.2	150
PM2.5	5.8	55

ROG – Reactive Organic Gases

NOx – Nitrogen Oxides

CO – Carbon Monoxide

PM10 – Particulate Matter 10

<table>
<tr>
<td></td>
<td></td>
<td>PM2.5 – Particulate Matter 2.5

Post construction emissions would be associated with operation of vehicles and use of energy to operate the apartment units. Emissions were projected using CalEEMod 2016.3.2 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.

Table 2 – Daily Operation Emissions
<table>
<tr><th>Pollutant</th><th>Daily Emissions (lbs. per day)</th><th>Standard (lbs. per day)</th></tr>
<tr><td>ROG</td><td>3.5</td><td>55</td></tr>
<tr><td>NOx</td><td>8.9</td><td>55</td></tr>
<tr><td>CO</td><td>22.1</td><td>550</td></tr>
<tr><td>PM10</td><td>4.7</td><td>150</td></tr>
<tr><td>PM2.5</td><td>1.3</td><td>55</td></tr>
<tr><td>SOx</td><td>0.06</td><td>150</td></tr>
</table>
SOx – Sulfur Oxides

Source: [e, f]</td>
</tr>
<tr>
<td>Coastal Zone Management

Coastal Zone Management Act, sections 307(c) & (d)</td>
<td>Yes ☐ No ☒</td>
<td>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.

Source List: [a, c]</td>
</tr>
<tr>
<td>Contamination and Toxic Substances

24 CFR Part 50.3(i) & 58.5(i)(2)</td>
<td>Yes ☐ No ☒</td>
<td>According to the Envirostor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites in proximity to the site. The closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case T0606500278) site was located at 2748 14th Street approximately 0.4 miles northwest of the project site. This site was</td>
</tr>
</table>

		remediated and received a closure letter February 10, 1993. A Phase I Environmental Site Assessment (ESA) was prepared for the project site by Anderson Environmental, (July 2015). No Recognized Environmental Conditions (RECs) were identified on the project site. The proposed project would not introduce hazardous materials to the site or otherwise have any adverse impacts related to explosive or flammable operations. *Source List: [g, x]*
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The project site is a disturbed urban lot. Vegetation consists of ruderal species and shrubs. The project would replace existing bare ground with 95 apartment units in three, 4-story buildings with surface parking and landscaping. 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: [h]*
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The proposed project is a residential project designed to provide affordable housing for income qualifying seniors. 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. The project site and neighboring properties do not contain facilities, above ground storage tanks or sites containing hazardous materials or uses that are known to be affected by the past release of hazards or hazardous materials. No known potential for exposure to significant hazards from the site or surrounding properties was identified.

		No mitigation measures are required. *Source List: [a, g, x]*
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The project site is currently developed and categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside (2012). 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: [i]*
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The southwesterly portion of the site is designated Special Flood Hazard Area (SFHA) Zone AE in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06073C0726G prepared August 28,2008. The site is partially located within the floodway associated with Box Springs Wash. All federally funded development projects are evaluated per Executive 11988. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The Part II, Decision Making Process, follows Water Resource Council Guidelines which provides an eight-step decision making process that must be followed for actions in or impacting the base floodplain. The eight-step process requires documentation of the decision making process and includes a discussion of why the action is proposed on the proposed site, practical alternatives to the proposed action (including relocation of the project) and methods to minimize impacts to the project associated with potential flooding. The eight-step process, including public noticing, was completed on September 24, 2020. The affidavit of completion was filed with HUD. No structures would be located in the floodplain as currently defined. The only site improvements located within the flood plain are parking spaces. Therefore, no adverse

		impacts to the residential element of the project associated with locating the project in a floodplain are anticipated. *Source List: [d]*
Historic Preservation National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	The project site is vacant. The project site does not contain any historic or architectural resources. No buildings on or in proximity to the site are known or appear eligible for listing on the National, State, or Local Register of Historical Buildings or Structures. A Cultural Resource Report (May 2016) was prepared for the project site. The results of the records search indicated that no previous studies were conducted for the project site or within the immediate area. However, 22 cultural resources investigations were previously performed within a one-mile radius of the project site. A total of 10 cultural resources have been previously documented within the one-mile search radius. These consist of five prehistoric milling features, three historic refuse dumps, one railroad, and one historic building. The on-site survey was negative for archaeological resources. No cultural resources meeting significance criteria for the California Register of Historic Resources were observed within the project site. No Native American resources are known to occur on the site and no mitigation measures are required to address these resources during project construction. *Source List: [a, c, z]*
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet	Yes ☐ No ☒	*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-

Communities Act of 1978; 24 CFR Part 51 Subpart B		weighted decibels (dBA) at a distance of 25 feet (EPA, 2010). **Typical Noise Levels at Construction Sites** **Construction Phase** / **Average Noise Level at 25 Feet** Clearing: 84 dBA Excavation: 85 dBA Foundation/Conditioning: 85 dBA Laying Sub-base/Paving: 81 dBA Finishing: 84 dBA Chapter 7.35.10(B)(5) of the Riverside Municipal Code prohibits the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on Saturdays or at any time on Sunday or federal holidays. Construction that occurs weekdays between 7:00 a.m. and 7:00 p.m. and between 8:00 a.m. and 5:00 p.m. on Saturday's, provided a permit has been obtained from the City as required, is exempt from regulation per 7.35.20(G) of the Riverside Municipal Code. Per Chapter 7.25, Table 7.25.010A, of the Riverside Municipal Code, the maximum allowable exterior noise level at residences is 55 dBA from 7 a.m. to 10 p.m., and 45 dBA from 10 p.m. to 7 a.m. Table 7.30.015 limits interior noise levels to 45 dBA from 7:00 a.m. to 10:00 p.m. and 35 dBA from 10:00 p.m. to 7:00 a.m. Project construction would be required to comply with the City of Riverside Noise Ordinance referenced above. In this case, there are sensitive properties located north, west and east of the site. While construction noise would be audible at the property boundary, compliance with the City's

		noise ordinance would avoid adverse impacts related to construction noise. *Operation* According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level over a 24-hour period (Ldn). The interior standard should not exceed 45 dBA. Existing noise levels were measured at the project between 7:30 and 7:45 am on September 29, 2020. The measured noise level at the site is 66.5 dBA Leq. Noise is generated primarily by traffic; however, background noise from various sources common in urban areas is also audible. Exterior 24-hour average (Ldn) traffic-related noise was estimated along at the project site using the HUD Ldn calculator. Traffic volumes on 14th Street were extrapolated based on traffic counts obtained during noise monitoring and for modeling purposes, are approximately 428 vehicles and 16 medium trucks in the peak hour and 4,280 vehicles and 160 medium trucks over a 24-hour period. The Ldn assuming an average distance of 40 feet from the 14th Street centerline, is approximately 60 dBA. With the additional of approximately 570 weekday trips (6 per unit) the Ldn would not increase. The interior noise standard is 45 dBA CNEL. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. Building materials (i.e., doors, windows and insulation) with a Sound Transmission Classification (STC) rating of 26 or higher will typically result in a sound reduction ranging from 25 to 30 dBA with doors and windows closed. Using 60 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 25 to 30 dBA, which would meet the interior noise standard. This assumes installation of a mechanical heating,

		ventilation and air conditioning (HVAC) system in each unit to ensure positive ventilation could be achieved with all windows closed. Assuming use of building materials would achieve an STC rating of 26 or higher and installation of mechanical HVAC systems in each unit, no adverse interior noise impacts would occur with the project. The Riverside Municipal Airport is the closest airport and is located approximately 4.5 miles southwest of the site. March Reserve Air Base is located approximately 7.3 southeast of the site. The project site is outside the Riverside Municipal Airport Influence Area as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004) and in Zone E of the March Air Reserve Base Compatibility Map. No residential use restrictions, including those addressing noise, apply to Zone E. No noise impacts related to airport operations would occur. *Source List: [a, b, c, j, y]*
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	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: [l]*
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	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: [h]*
Wild and Scenic Rivers	Yes ☐ No ☒	The nearest river is the Santa Ana River located approximately 2 miles northwest of the site. Per the National Wild and Scenic River System maps, no segment of the Santa Ana River is designated

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		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. *Source List: [m]*
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The project would provide 95 apartment units in three, 4-story buildings designed for income qualifying seniors. The project would be constructed on a vacant site. 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: [a, c]*

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list 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
LAND DEVELOPMENT		

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	As referenced, the project site is located in a R-1-7000 zoning district and designated mixed-use village in the Riverside General Plan. The project is allowed per approval of a Conditional Use Permit (CUP). A CUP was approved and a Conditional Use Permit - Time Extension P20-0243 and Design Review- Time Extension P20-0244 was approved for the project by the Riverside Planning Commission on May 14, 2020. With implementation of conditions and design review requirements, the project would be consistent with applicable elements of the zoning code and General Plan. No impact would occur under this threshold. *Source List: [a, n]*
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	**Soils.** Per the City of Riverside General Plan Environmental Impact Report, the soil type in the general project is comprised of the Arlington series. The soils are characterized by loam, weakly cemented sandy loam and loamy course sand with low to moderate shrink-swell potential. The depth is 0-60 inches. The organic matter and sand within loamy soils creates a favorable soil structure that improves soil stability and permeability. This increases the soil's capacity for the infiltration of water, delays the start of erosion, and reduces the amount of runoff. **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. Stormwater that does not percolate into the soil likely runs onto adjacent properties. The proposed project would create more than 10,000 square feet of new impervious surface; and thus, meets the City of Riverside requirements for preparation of a Water Quality Management Plan (WQMP). Storm flows would be managed by incorporating site design and source control best management practices (BMPs) in permit conditions or conditions of approval. This would ensure that erosion and sedimentation impacts would be less than significant. No adverse impacts would occur.

		Source List: [a, o, p]
Hazards and Nuisances including Site Safety and Noise	2	**Hazards and Nuisances.** The proposed project is a residential project designed to provide housing for income qualifying seniors. It would not require the ongoing use, storage or routine transport of hazardous materials nor would it be located in proximity to above-ground storage tanks or other sources of explosive or 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, based on review of available databases listing hazardous sites (Geotracker and Envirostar), there is one closed LUST site on a property located approximately 0.4 miles to the northwest. This case was closed in 1993. There is no evidence of hazardous environmental conditions on the project site. The Phase I ESA did not identify any RECs associated with the project site. The project would be constructed consistent with current City of Riverside 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 are below HUD standards and acceptable limits within the City of Riverside Municipal code. The interior noise standard is 45 dBA CNEL. As referenced, use of building materials (i.e., doors, windows and insulation) with a Sound Transmission Classification (STC) rating of 26 or higher and installation of a mechanical heating, ventilation and air conditioning (HVAC) system in each unit to ensure positive ventilation could be achieved with all windows closed, would result in noise levels below the 45 dBA interior standard. No adverse interior noise impacts would occur with the project. *Source List: [a, g, x]*

Energy Consumption	2	Neither construction nor operation of the project would require significant use of energy. During construction, the proposed project would require the use of energy to power the construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards for residential structures. Therefore, no adverse energy consumption impacts would occur. *Source List: [a, c]*

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. The project would not generate post-construction jobs. Construction-related jobs would be a temporary and minor benefit. *Source List: [a, c]*
Demographic Character Changes, Displacement	1	The proposed project would develop 95 apartment units for income qualifying seniors. All construction would be confined to the proposed site. It would not impact adjacent street corridors and all utility improvements would remain below ground along the northwest bound segment of 14th Street fronting the site. The project area is primarily single-family residential. Places of worship are located to the south and east of the site along 14th Street. The proposed residential development would be consistent with the City of Riverside Zoning Code. The project would construct 95 new apartment units of similar size and scale to existing development. It would not adversely affect community character or displace existing residents. *Source List: [a, c]*

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	The public school nearest the site is Emerson Elementary located at 4660 Ottawa Avenue approximately 0.5 miles southeast of the site. Lincoln High School located at 4341 Victoria Avenue, approximately 0.37 miles northwest of the site. The City of Riverside provides library and related cultural services to its residents through the Public Library System. The nearest library is the SPC Jesus Duran Eastside Library located at 4033 Chicago Avenue approximately 0.68 miles northeast of the site. The project is comprised of 95 apartment units for income qualifying seniors. No school age children will live on the property; thus, the project would have no effect on demand for school services. However, the project would be subject to the payment of impact fees used to fund the expansion of school infrastructure needed to address future capacity constraints. With respect to library services, it is possible that residents may visit the library; however, the addition of approximately 95 new residents to the neighborhood would not exceed the service population to the extent that new library facilities are required. As noted, it is assumed the residents currently live in Riverside; thus, demand for library services would not change with the project. *Source List: [a, c, q]*
Commercial Facilities	2	The proposed project would not provide commercial services or uses. The need for goods and services required by the 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: [a, c]*
Health Care and Social Services	1	The proposed project would provide new residential units to serve 95 income qualifying seniors. It is assumed the residents are currently residing in the Riverside area. The project would not increase the general population to the

		degree that expanded health care services would be required. Riverside Community Hospital is located approximately 1.2 miles northwest of the site. These and other medical facilities are accessible by transit and available to serve project residents. No adverse impacts related to health care are anticipated. *Source List: [a, c]*
Solid Waste Disposal / Recycling	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 70%. AB 341 (2015) increased the recycling goal to 75%. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. It is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. Solid waste generated in the City of Riverside is collected by Burrtec, Inc. and disposed of in county landfills. The nearest landfill is Badlands Landfill located in Moreno Valley, California. However, it is at or nearing capacity with closure expected by 2022. Thus, solid waste generated by the proposed project would likely be disposed of at the Lamb Canyon landfill located south of Beaumont, CA east of Riverside. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. The addition of two new residences would not adversely impact solid waste and collection and disposal within the City of Riverside. *Source List: [a, f, r]*
Waste Water / Sanitary Sewers	2	The proposed project would utilize existing sewer connections. Sewer requirements for incoming development projects are administered by the City Riverside Water District and City of Riverside Sewer

		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 connect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to issuance of building permits, waste water impact and connection 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: [a, s]*
Water Supply	2	The proposed project would utilize existing water connections provided by the City of Riverside. The water system services existing residential development within the project area; thus, it is expected that the project would install new laterals to serve the new buildings. The project is expected to consume approximately 21,917 gpd of potable water for domestic use assuming an annual demand of 8 million gallons (CalEEMod 2020). The addition of 95 new apartment units would not exceed projected demand for water anticipated in the 2015 Urban Water Management Plan. Further, 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: [a, s, f, w]*
Public Safety - Police, Fire and Emergency Medical	2	The City of Riverside Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. Station Number 1 located at 3401 University Avenue approximately one mile northwest of the project site. Law enforcement services are provided by the City of Riverside Police Department. The Police Department Field Operations Division is headquartered at the Lincoln Station which is located at 8181 Lincoln Avenue. The Field Operations Division is the largest division of the Police

		Department and provides first response to all emergencies, performs preliminary investigations, and provides basic patrol services to the City of Riverside. The project site is located in the East Policing Center which operates from the 8181 Lincoln Avenue facility, approximately 4.5 miles southwest of the project site. The proposed project would increase demand for fire and 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. The project would be subject to the payment of impact fees used to fund the expansion of fire/police services to meet demand. No adverse impacts related to fire/police services would occur. *Source List: [t, u]*
Parks, Open Space and Recreation	2	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 per Chapter 19.100.070 of the Riverside Municipal Code which would provide some recreational benefit. Dario Vasquez Park is located adjacent to the northwest corner of the site. Bordwell Park is located approximately 0.2 miles southeast of the4 site. The project would be subject to the payment of impact fees used to fund the expansion of recreational infrastructure needed to address future demand for park services. Demand for use of this park is not expected to be adversely affected by construction of the proposed project. *Source List: [a]*
Transportation and Accessibility	2	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. The site would accommodate 95 apartment units for income qualifying seniors. Assuming 6 daily trips per unit, the project would generate approximately 570 trips each day. Per the City of Riverside Traffic Impact Analysis Preparation Guide, multifamily residential projects of 75 units or less are exempt from preparation of the traffic impact study. However, the

		project was determined to be exempt from California Environmental Quality Act (CEQA) and related traffic study requirements. No adverse traffic impacts associated with the project were identified by the City of Riverside. *Source List: [a, c, v]*

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project site is located within a heavily urbanized area in western Riverside. The project site is a vacant, disturbed lot. There are no unique natural features or water resources occurring on the project site. *Source List: [a, h]*
Vegetation, Wildlife	2	The project area is heavily urbanized. There are no sensitive plants or animal species, habitats, or wildlife migration corridors in the area, or on-site. The only plant species are ruderal and ornamental shrubs. The only wildlife species observed are common birds. *Source List: [a, h]*
Other Factors	2	There are no other factors applicable to the proposed project.

Additional Studies Performed: The following additional studies were performed:

Field Inspection (Date and completed by): A field inspection was performed by Birdseye Planning Group staff on September 29, 2020.

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

a. Site observations, September 2020.

b. Riverside County Airport Land Use Compatibility Plan Policy Document Figure FL-1 (Adopted March 2004)

c. DE Architects, Inc., Architectural Design Package

d. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06073C0726G, August 28, 2008

e. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2340 14th Street Project, September 2020

f. California Emission Estimator Model, 2016.3.2.

g. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml

h. United States Fish & Wildlife Service, Wetlands Mapper, accessed September 2020 https://www.fws.gov/wetlands/data/mapper.HTML

i. California Department of Conservation, California Important Farmland Finder. Available at https://maps.conservation.ca.gov/dlrp/ciff/. Accessed online September 2020.

j. Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987.

k. Institute of Transportation Engineers (ITE) Trip Generation 10th Edition, October 2017.

l. US Environmental Protection Agency, Sole Source Aquifer website accessed September 2020 https://www.epa.gov/dwssa/map-sole-source-aquifer-locations

m. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online September 2020.

n. City of Riverside Municipal Code, Chapter 19, Zoning.

o. City of Riverside General Plan 2015 Environmental Impact Report, November 2007.

p. City of Riverside Storm Water Program website accessed September 2020 *https://www.sandiego.gov/tsw/programs/flood*

q. Riverside Unified School District Developer Fees Justification Report for New Residential, Commercial/Industrial Development (March 2012)

r. Riverside County Department of Waste Resources, Lamb Canyon Landfill Information, website http://www.rcwaste.org/landfill/lambcanyon, accessed September 2020.

s. City of Riverside Public Utilities Department, website https://www.riversideca.gov/utilities/ accessed September 2020.

t. City of Riverside Fire Department website https://www.riversideca.gov/fire accessed September 2020

u. City of Riverside Police Department website https://www.riversideca.gov/rpd accessed September 2020

v. City of Riverside Traffic Impact Analysis Preparation Guide Exhibit A (December 2017)

w. City of Riverside, Urban Water Management Plan, Riverside Public Utilities Water Division, June 2016

x. Anderson Environmental, Inc., Phase I Environmental Assessment, 2340 14th Street, Riverside, CA, July 2015.

y. Housing and Urban Development DNL Calculator, September 2020

z. Anderson Environmental, Inc., Cultural Resources Report, 2340 14th Street, Riverside, CA, November 2015.

List of Permits Obtained: The following permits and/or discretionary actions will be obtained by the project applicant:

- Conditional Use Permit/Site Development Permit – City of Riverside
- Residential grading and building permits – City of Riverside

Public Outreach [24 CFR 50.23 & 58.43]: No outreach has been completed at this time.

Cumulative Impact Analysis [24 CFR 58.32]**:** The proposed project is the construction of 95 apartment units for income qualifying seniors. The project would be constructed in an existing neighborhood dominated by single-family and institutional uses. No cumulative impacts that are different from or greater than what is evaluated herein 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. The density proposed is less than allowed per City of Riverside approvals; however, the density proposed would 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 remain vacant. 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: The City of Riverside is proposing to authorize construction of 95 apartment units on a vacant site located at 2340 14th Street in the City of Riverside. The project consists of three, 4-story buildings. A total of 95 multifamily units, each approximately 525 to 811 square feet in size would be provided. The total site area is 140,263 square feet (3.22 acres).

The project site is generally flat and is not subject to unusual geological hazards. The southwestern portion of the project site is located within Flood Zone AE; and thus, is within a special flood hazard area. An 8-step process has been conducted as part of the environmental review to document methods for ensuring the project is located outside the floodway. No significant air quality impacts would occur.

No historic or archaeological resources are known to be present onsite. The proposed project exterior would not be exposed to noise levels that exceed City of Riverside standards. 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, the City of Riverside determined that a traffic study was not required for the project. Thus, 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 [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 Measures and Conditions

	No mitigation measures are required.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: 10/26/2020

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

Certifying Officer Signature: _____ Date: 10/27/20

Name/Title: Al Zelinka, City 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).