



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Willow-Grove-Reedley-2357H02

HEROS Number: 900000010372958

Project Location: Dinuba Ave, Reedley, CA 93654

Additional Location Information:

The site is 4.25 acres and part of a larger 18.3-acre parcel located on the south side of Dinuba Avenue just east of the Buttonwillow Avenue intersection, in Reedley, California (APN 370-240-66).

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

The Willow Grove Farm Worker Housing Project will be a 100% affordable housing community located on a privately-owned, vacant 4.25-acre site on the south side of Dinuba Avenue, east of the Buttonwillow Avenue intersection in the City of Reedley, Fresno County, California. At buildout, the project will consist of five residential buildings two stories in height, providing 80 multifamily units as well as one community building with approximately 150 on-grade parking spaces. The project density would be 17.8 dwelling units per acre. The project would provide 20 one-bedroom/one bath units (577 square feet), 40 two-bedroom/one bath units (761 square feet) and 20 three-bedroom/two bath units (1,005 square feet). The project will include a 1,500 square foot community building, sport court, tot lot and barbeque/picnic area. In addition to the residential component, the project will provide 1,000 square feet of for lease office/retail space and designed pursuant to Reedley Municipal Code Section 10-13-9, Mixed Use guidelines. Mixed Use projects are conditionally permitted in ML zones subject to approval of a Conditional Use Permit. The site is vacant and located in a developing area of the City of Reedley. Vacant parcels are located to the south, a single-family residence and self-storage facility are located to the west, single-family is located to the north across Dinuba Avenue and the Reedley Sports Park vacant land is located to the east.

Funding Information

Grant Number	HUD Program	Program Name	
B-21-UC-06-0003	Community Planning and Development (CPD)	HOME Program	\$0.00

Estimated Total HUD Funded Amount: \$1,500,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$24,575,522.00

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	* Building permits and inspections - City of Reedley * Site Development Permit * Conditional Use Permit
Historic Preservation - National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	CUL-1 Unanticipated Discovery of Cultural Resources Applicant shall establish a construction monitoring agreement with Dumna Wo-Wah tribal representatives to ensure Native American monitoring is performed during ground disturbing activities. If previously unidentified 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) must 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 to avoid significant impacts. If an identified cultural resource is of Native American origin, the archaeologist and Native American monitor will consult with the project owner, USDA and Fresno County to implement Native American consultation procedures.
Historic Preservation - National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	CUL-2 Unanticipated Discovery of Human Remains If human remains are found, the State of 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.

Project Mitigation Plan

The developer shall submit the monitoring agreement to the County prior to the start of construction, and the County will verify that the agreement meets the required provisions.

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: _____

Date: 1-26-2024

Name / Title / Organization: Jonathan Avedian / Senior Staff Analyst / FRESNO COUNTY

Certifying Officer Signature: _____

Date: 1/25/24

Name / Title: Steven E. White / Director of Pubic Works & Planning / FRESNO COUNTY

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).