

**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

Responsible Entity (RE): FRESNO COUNTY, PO Box 1247 Fresno CA, 93715

RE Preparer: Jonathan Avedian

State / Local Identifier:

Certifying Officer: Steven E. White

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

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).

Direct Comments to:

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.

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 income qualifying individuals, families and seniors. According to the draft City of Reedley Housing Element, the City has been allocated a total of 1,463 new housing units between July 2023 and December 2031. Of the total, 586 units are assigned to very low and low-income households. The project would provide 80 units or 5 percent of the allocation to these households.

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

The 4.25-acre site is vacant and formerly used for agricultural purposes and covered in non-native grasses and ruderal species. No trees are located on the site. The site is bordered by East Dinuba Avenue to the north and then single-family residential development. A self-storage facility is located to the west, Reedley Sports Park is located to the east and vacant agricultural land is located to the south. The Dinuba Transit Connection, Stop 7 provides transit services to the project area. Stop 7 is located at the Reedley Department of Motor Vehicles office at 558 East Dinuba Avenue, approximately 0.8 miles west of the site.

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

[Location Map.pdf](#)

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	Funding Amount
B-21-UC-06-0003	Community Planning and Development (CPD)	HOME Program	\$0.00

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

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

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

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		

<p>Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to the project site is Reedley Municipal Airport which is located approximately 4 miles to the northeast at 4557 South Frankwood Avenue. The airport is located approximately 5.7 miles northwest of the site. The project site is located outside the compatibility zone boundaries of the Fresno County Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Exhibit F8 of the ALUCP. (County of Fresno Airport Land Use Compatibility Plan adopted, December 3, 2016). No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.</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's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <2.5 microns. This project does not exceed de minimis emissions levels or the screening level established by the state</p>

		<p>or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</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>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</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>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</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 4.25 acres in size and located within a developing area of Reedley. No Habitat Conservation Plans have been adopted for the area containing the project site. Based on the US Fish & Wildlife Service Ipac database, there are 11 federally listed species and one migratory bird species known to occur in the quadrangle. As stated, the site has been disturbed for agricultural purposes. No native vegetation communities are known to occur on the project site. Further, there are no wetlands or aquatic resource features on the site; thus, none would be affected by the project. Further, the Reedley General Plan Conservation, Open Space, Parks and Recreation Element does not reference any federal or state listed species or their habitats occurring on or in proximity to the site. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.</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>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.</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>This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. Within approximately 40 acres centered around the project site, there are approximately 39 structures identified, including various residential and commercial activities. The area north of the project site is fully developed residential, and the area to the west and south are developed with various industrial and commercial operations, meeting the criteria contained at 7 CFR Part 658.2. The project is in compliance with the Farmland Protection Policy Act.</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>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. No identified cultural resources have been recorded on the project site. Section 106 consultation with Dumna Wo Wah Tribe resulted in mitigation to address potential cultural / archeological resources. The project is in compliance with Section 106.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working</p>

		agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands were identified on the project site, or adjacent properties. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	At build out, the project would provide 80 affordable apartment units for farmworkers and/or income qualifying tenants on vacant land. The project will not displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of commercial uses to the west, residential uses to the north, vacant agricultural land to the south and the Reedley Sports Park to the east. The site is not of any biological or cultural significance. No hazards or hazardous materials are located on-site in quantities requiring mitigation. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. As reported in the draft City of Reedley Housing Element 2023-2031, the projected housing need obligation for the planning period is 1,463 total units. Of these units, the City of Reedley will need to accommodate 586 very low to low-income housing units. The project would contribute to the City of Reedley affordable housing allocation. There is

		<p>no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project would not violate Executive Order 12898.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1)** Minor beneficial impact
- (2)** No impact anticipated
- (3)** Minor Adverse Impact – May require mitigation
- (4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The subject site is 4.5 acres in size and surrounded by single-family residential uses to the north, self-storage to the west and vacant land to the south and east. It is located in the ML zoning district. As proposed, the project would be mixed-use which is allowed in the ML zone with approval of a Conditional Use Permit. Surrounding land use includes single-family residential to north, a self-storage business to the west, Reedley Sports Park to the east and vacant agricultural land to the south. No unplanned improvements or public streets would be constructed to serve the project. Improvements would facilitate access from East Dinuba Street north of the site and consistent with the site</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>development plan. 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. With respect to scale and urban design, the two-story buildings would not be taller than adjacent buildings but would not be out of character with proximal two-story single-family residences or multifamily apartments within the City of Reedley. Building designs would be contemporary and visually compatible with surrounding uses.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>2</p>	<p>Soils. Soils are comprised of older alluvium, and fanglomerate, dissected with well-developed desert pavement deposits. Sands, silts, clays and gravels. Slope Erosion. The site is flat which limits erosion potential. There are no slopes that would erode as a result of project construction. As stated in the Geotechnical Engineering Report, information available on the California Geological Survey (CGS) website shows the subject site is not indicated within a State of California Seismic Hazard Zone for seismically induced landsliding. Therefore, seismically induced and/or other landslides are not considered a hazard at the site. Stormwater Runoff. The site is entirely 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. Onsite drainage will be captured with a collection of underground storm drainpipes and conveyed into an on-site retention basin. On-site drainage will be collected in a 48-</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>inch perforated storm drainpipe which will infiltrate into the existing ground. The underground retention basin was designed for the 100 year, 10-day storm event in accordance with City of Reedley standards and was designed to infiltrate within 48 hours. The onsite storm drainpipe network was designed to meet the City standard of a 10 year, 24-hour storm event. The off-site drainage along East Dinuba Avenue will be collected in a public storm drainage system and connected to an existing 24-inch storm drain. The piping network for the offsite drainage was based on the 10 year-24-hour storm event. The overland release points for the project flow north and west along East Dinuba Avenue.</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 to income qualifying individuals and families. 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 stated, 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 Reedley 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 is not expected to be exposed to exterior noise levels that currently exceed acceptable limits within the Reedley General Plan Noise Element.</p>	
<p>SOCIOECONOMIC</p>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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. Operation of the project would be managed by a local service provider; however, the number of jobs are not expected to substantively increase employment opportunities. Any new jobs would be a minor benefit associated with the proposed project.	
Demographic Character Changes / Displacement	1	The proposed project would develop a new residential facility designed to house farmworkers and/or income qualifying residents. All construction would be confined to the proposed site. It would not impact adjacent street and utility corridors. The project area includes primarily residential uses to the north and a self-storage facility to the west. With approval of a CUP, the proposed mixed-use residential development would be consistent with the Reedley zoning ordinance. The project would not adversely affect community character.	
Environmental Justice EA Factor	2	No concerns regarding environmental justice were identified, and no comments of opposition from the public were provided. The project will provide additional needed affordable housing stock for the City of Reedley and surrounding area.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The school nearest the site is Jefferson Elementary School located at 1037 East Duff Avenue approximately 1/2 mile northwest of the site. The Reedley Branch Library is the closest library to the site located at 100 East Avenue. School age children would likely live on-site and attend local schools. Payment of impact fees by the applicant, if required, would contribute fair share funds needed to expand school capacity as needed to address future capacity	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>constraints. With respect to library services, it is possible that residents may visit the library; however, the addition of the new residents is not anticipated to 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. Cultural facilities include the Reedley City Museum, the Reedley College Performing Arts Theater and Reedley's River City Theatre Company. Project residents may visit these facilities or attend events. However, the addition of project residents is not anticipated to adversely affect cultural facilities within the City of Reedley.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The proposed project would provide 1,000 square feet of leasable commercial/office space. The future tenants are unknown; however, the need for goods and services required for new residents would likely be met by vendors and existing businesses within the area. Existing businesses, the El Pueblo Food Market, L.A. Familia Market and related services are located approximately 0.8 miles west of the site. These and other businesses within the area could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project.</p>	
Health Care / Social Services (Access and Capacity)	2	<p>It is assumed project residents are currently residing in the Reedley area. This would not increase the general population to the degree that expanded health care services would be required. United Health Center, Family HealthCare Network and Adventist Health Reedley are located 1.5 to 2.0 miles northwest of the site. No adverse impacts related to health care are anticipated. The project would provide social services through a local non-profit managing organization. As noted, it is expected that</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the residents living in the project currently live in the Reedley area. While on-site services would be designed to benefit existing residents, it may also relieve demand on existing social services. No impact to existing social services is expected.</p>	
<p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p>	<p>2</p>	<p>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. Mid-Valley Disposal provides solid waste collection services in the City of Reedley. The material that is not recycled is disposed of at the American Avenue Disposal Site. This is the primary landfill in Fresno County. Similar sized affordable housing projects generate approximately 15 tons of solid waste annually or 83 pounds of solid waste daily. The maximum permitted throughput is 2,300 tons daily. Waste generated by the project would be approximately 0.0002 percent of the daily capacity. No adverse</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		impact to landfills associated with project-related waste disposal would occur.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing waste water connections managed by the City of Reedley Public Works Department, Wastewater Division. The project site is located in a developed area that is connected to existing infrastructure. Prior to the issuance of building permits, wastewater impact fees would be paid to the City of Reedley to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur.	
Water Supply (Feasibility and Capacity)	2	The proposed project would utilize existing water connections provided by the City of Reedley Public Works Department. 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. Water demand is in part based on population estimates. Per the 2020 Urban Water Management Plan, the residential service population in the City of Reedley is projected to increase from 30,172 in 2025 to 47,369 in 2045. The project is projected to house 256 residents assuming 3.2 residents per unit. Similar 80-unit affordable housing projects generate a water demand of 2,300,000 gallons (7.5 acre-feet) annually or 6,240 gallons daily (assuming a 20% reduction in demand per SB 7-X7). Water demand in 2025 is projected to 1,795 million gallons per day and increase to 2,818 MGD by 2045. The project population would be within the UWMP forecast population and the additional 6,240 gallons of daily demand would be within the forecast daily demand for 2025 and 2045. Water demand associated with the project during a normal year, single-dry year and five-year dry	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		period would not exceed projected demand for the service area or necessitate expanding existing entitlements.	
Public Safety - Police, Fire and Emergency Medical	2	The Reedley City Fire Department provides fire protection to the project site. The City has one fire station located at 1060 D Street which is 1.3 miles northwest of the site. The project area is served by the City of Reedley Police Department. The headquarters is located at 843 G Street, approximately 1.6 miles northwest of the project site. While the project would increase the residential population, demand for fire and police services are evaluated cumulatively as part of the project review process. The proposed project would increase demand for fire services and police protection services; however, not 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.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project would provide 80 affordable units to income qualifying tenants. On-site amenities would include community buildings and park area. The project would likely increase demand for recreational resources within the City of Dinuba. The area of disturbance required to construct the recreational amenities would be part of the overall project development. No off-site recreational facilities would be constructed to serve the project. The Reedley Sports Park is the closest park to the site. It is located adjacent to and east of the project site and primarily provides athletic fields. C.F. Mueller Park and Camacho Park are located approximately one mile northwest of the site. No additional park land would be required to accommodate the project;	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>however, residents may use park resources located throughout the City. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Pedestrian Conditions. Sidewalks are provided on both sides of East Dinuba Avenue fronting the project site and west into the downtown area of Reedley No trails are located within or planned for construction within the project area. The project will not affect existing pedestrian facilities or use of existing or planned trail facilities. Bicycle Conditions. There is an existing striped bicycle lane segment along East Dinuba Avenue, eastbound fronting the site. There is a striped shoulder westbound but no marked bicycle lane. The following future bike improvements are recommended in the City of Reedley Bicycle and Pedestrian Master Plan, (April 2019): * A Class II bike lane on East Dinuba Avenue from Orange Avenue to Zumwalt Avenue; * A Class II bike lane on East Dinuba Avenue from Zumwalt Avenue to east of Zumwalt Avenue. The project would not impact the implementation of bicycle system improvements. Transit. Transit service within portions of Reedley is provided by the Dinuba Area Regional Transit (DART) via the Dinuba Connection. As stated above, Dinuba Connection Stop 7 is located approximately 0.8 miles west of the site at the Reedley Department of Motor Vehicles office. According to the rating methodology available at Walkscore.com, the site is in an area with a Walk Score of 27, which qualifies as Car Dependent and a Bike Score of 35, which qualifies as somewhat bikeable. The proposed project will include parking spaces for bicycles. Project construction and material staging would occur on the project site. During</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site. Using ITE Trip Generation rates for residential and commercial uses, at build out, the project would generate approximately 472 daily trips (5.44 trips per unit [435 trips] and 37 trips for the 1,000 square foot commercial/office space) and 39 peak hour trips. Traffic is not expected to adversely impact operations on either Dinuba Avenue or Buttonwillow Avenue. Because the project is 100 percent affordable, no Vehicle Miles Traveled (VMT) analysis is required. The proposed project is not expected to adversely affect transportation or accessibility. The proposed project would provide access to the site for use by emergency vehicles via East Dinuba Avenue. The project would not alter existing emergency access routes. The access driveways would provide access for residents and emergency service vehicles. The project would not impair emergency access to the area. The project would not adversely affect transportation or accessibility.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The proposed project site is located within a developed residential area. The project site is flat with sparse ruderal vegetation species. There are no unique natural features or water resources occurring on the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project area is heavily disturbed by existing and past activities. The site 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 ruderal (weedy) and ornamental. The only wildlife species observed are common birds.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The project site is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. The projects would be designed consistent with City of Dinuba landscape standards and include shade trees and other amenities intended to minimize the urban heat island effect.	
Energy Efficiency	2	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 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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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.	

Supporting documentation

[ACG Geotech Eng Study- Willow Grove Reedley 06-08-23.pdf](#)

Additional Studies Performed:

* United States Department of Agricultural Environmental Review, January 2023 * Weis Environmental, Inc., Phase I Environmental Site Assessment for a Portion of Fresno County Assessor's Parcel Number (APN) 370-240-66, Reedley, California, October 2022. * Anza Resource Consultants, Inc., Phase 1 Cultural Resources Assessment, Willow Grove Farm Worker Housing Project, Reedley, California, updated February 2023. * Allerion Consulting Group, Inc., Geotechnical Engineering Study, Proposed Willow Grove Apartments, Reedley, California, June 2023. * CWE, Inc., Drainage and Stormwater Quality Report for Willow Grove Apartments, December 5, 2023

Field Inspection [Optional]: Date and completed

by:

Ryan Birdseye

8/25/2021 12:00:00 AM

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

a. County of Fresno Airport Land Use Compatibility Plan, December 2016 b. Project Plans, December 2020 c. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, December 2023 d. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Geotracker database. <https://geotracker.waterboards.ca.gov/> e. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map, accessed December 2020 <https://www.conservation.ca.gov/dlrp/fmmp> f. City of Reedley Fire Department and Police Department website, accessed September

2021 g. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06019C2685H prepared February 18, 2009, website accessed September 2021. h. City of Reedley General Plan 2030 Conservation Element, February 2014 <https://reedleyweb.s3.us-west-1.amazonaws.com/2019/12/Reedley-General-Plan-2030-Adopted-February-18-2014-1.pdf> i. National Wild and Scenic Rivers System, September 2021 <https://www.rivers.gov/california.php> j. United States Fish & Wildlife Service, Wetlands Mapper, accessed September 2021 <https://www.fws.gov/wetlands/data/mapper.HTML> k. US Environmental Protection Agency, Sole Source Aquifer website accessed September 2021 <https://www.epa.gov/dwssa> l. Anza Resource Consultants, Inc., Phase I Cultural Resources Assessment for Willow Grove Affordable Housing Project, updated February 2023. m. City of Reedley General Plan 2030 Noise Element, February 2014 n. City of Reedley General Plan 2030 Land Use Element, February 2014 o. City of Reedley Zoning Ordinance, January 2021 https://codelibrary.amlegal.com/codes/reedleyca/latest/reedley_ca/0-0-0-5903 p. City of Reedley Traffic Volume Counts, website accessed October 2021 q. Weis Environmental, Inc., Phase I Environmental Site Assessment for a Portion of Fresno County Assessor's Parcel Number (APN) 370-240-66, Reedley, California, October 2022. r. Institute of Transportation Engineers, Trip Generation Manual 10th Edition, 2017 s. U.S Fish and Wildlife Service (species dependent webpage) accessed January 2023. t. Fresno Multi-Jurisdictional 2023-2031 Housing Element, Appendix 1L, City of Reedley, August 2023 https://reedley.ca.gov/wp-content/uploads/2023/08/2._Appendix_1L_REEDLEY_2023-2031_Housing_Element_TRACKED_080723-1691522239.pdf u. City of Reedley, Bicycle and Pedestrian Mobility Plan, April 2019 <https://reedley.ca.gov/wp-content/uploads/reedleyweb/2020/03/Reedley-Bicycle-and-Pedestrian-Mobility-Plan-April-2019.pdf> v. City of Reedley, 2020 Urban Water Management Plan, December 2021 https://reedley.ca.gov/wp-content/uploads/2023/10/MKN_Reedley_UWMP_2020-1697758892.pdf w. City of Reedley, Sewer System Management Plan Update, April 2023 [https://reedley.ca.gov/wp-content/uploads/2023/06/Reedley_SSMP_Update_\(April_2023\)-1686169633.pdf](https://reedley.ca.gov/wp-content/uploads/2023/06/Reedley_SSMP_Update_(April_2023)-1686169633.pdf) x. CalRecycle, SWIS Facility/Site Activity Details, American Avenue Disposal Site (10-AA-0009), accessed December 2023. <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/4535?siteID=352> y. California Environmental Protection Agency (CalEPA). Regulated Site Portal, accessed December 2023 (<https://siteportal.calepa.ca.gov/nsite/map/help> z. HUD Exchange, DNL Calculator, accessed December 2023 <https://www.hudexchange.info/environmental-review/dnl-calculator/> aa. HUD Acceptable Separation Distance Assessment Tool, accessed December 2023 <https://www.hudexchange.info/environmental-review/asd-calculator/> bb. Allerion Consulting Group, Inc., Geotechnical Engineering Study, Proposed Willow Grove

Apartments, Reedley, California, June 2023. cc. CWE, Inc., Drainage and Stormwater Quality Report for Willow Grove Apartments, December 5, 2023 dd. California Energy Commission, Title 22 Building Efficiency Standards
<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>

List of Permits Obtained:

* Building permits and inspections - City of Reedley * Site Development Permit * Conditional Use Permit

Public Outreach [24 CFR 58.43]:

No public meetings have been conducted. Tribal outreach was performed per the SB35 application process and also in preparation of the Cultural Resource Study by Anza Resource Consultants, Inc. The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, tribes already contacted, interested parties, and landowners/occupants of parcels located within the proposed project's Area of Potential Effects. The FONSI Notice will include information about where the public may find the Environmental Review Record pertinent to the proposed Project.

Cumulative Impact Analysis [24 CFR 58.32]:

The Willow Grove Farm Worker Housing Project will be a 100% affordable housing community located on a privately-owned, vacant 4.5-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, two-story residential buildings providing 60-80 multifamily units as well as one community building and approximately 150 on-grade parking spaces. In addition to the residential component, the project will provide 1,000 square feet of for lease office/retail space 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. Development of the project site would have no effect on neighboring properties.

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, proposed project impacts can be mitigated to less than significant; thus, reducing the project size is not warranted. Further, 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. 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 Willow Grove Affordable Housing project is proposing to construct a mixed-use 100 percent affordable housing community located on the south side of Dinuba Avenue east of the intersection with Buttonwillow Avenue in the City of Reedley, Fresno County. At buildout, the project will consist of five, two-story residential buildings providing 60-80 multifamily units as well as one community building with 1,000 square feet of office space and approximately 150 on-grade parking spaces (102 required). The intersection of Buttonwillow Avenue and East Dinuba Avenue is controlled with a round-a-bout. The project site is generally flat and is not subject to unusual geological hazards. Specific grading and foundation requirements will be provided in a project-specific Geotechnical Report. 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 Buttonwillow Avenue and Dinuba Avenue are not expected to exceed City standards for multifamily uses. 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. Traffic volumes would not adversely affect operations; 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 [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
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.	N/A	The developer and contractor shall contact Tribal Chairman Robert G Ledger Sr, or designee, of Dumna Wo-Wah Tribal Government prior to any ground disturbance activities to coordinate monitoring.	
Historic Preservation - National Historic	CUL-2 Unanticipated Discovery of Human Remains If human remains are found, the State of California Health and Safety	N/A		

Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	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.			
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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.

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 within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest airport to the project site is Reedley Municipal Airport which is located approximately 4 miles to the northeast at 4557 South Frankwood Avenue. The airport is located approximately 5.7 miles northwest of the site. The project site is located outside the compatibility zone boundaries of the Fresno County Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Exhibit F8 of the ALUCP. (County of Fresno Airport Land Use Compatibility Plan adopted, December 3, 2016). No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

Supporting documentation

[airports.pdf](#)

Are formal compliance steps or mitigation required?

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Reedley, CA

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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

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

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[FIRMETTE_Willow Grove.pdf](#)

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

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

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

Yes

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 structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- ✓ Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone	0.08	ppb (parts per million)
Particulate Matter, <2.5 microns	12.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

San Joaquin Valley Air Pollution Control District (SJVAPCD). Emission modeling and calculations completed using CalEEMod version 2022.1. Air quality impact analysis is attached.

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:

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <2.5 microns. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air

quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

[Air Quality Analysis.docx](#)

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

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[CoastalZoneMemo.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening
None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

Explain:

A Phase I ESA was completed by Weis Environmental, LLC. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site. Additional assessment at the Site was not considered to be warranted at the time.

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

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Phase I ESA-Willow Grove-10-25-22.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 4.25 acres in size and located within a developing area of Reedley. No Habitat Conservation Plans have been adopted for the area containing the project site. Based on the US Fish & Wildlife Service Ipac database, there are 11 federally listed species and one migratory bird species known to occur in the quadrangle. As stated, the site has been disturbed for agricultural purposes. No native vegetation communities are known to occur on the project site. Further, there are no wetlands or aquatic resource features on the site; thus, none would be affected by the project. Further, the Reedley General Plan Conservation, Open Space, Parks and Recreation Element does not reference any federal or state listed species or their habitats occurring on or in proximity to the site. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Willow Grove Endangered Species Notes.docx](#)

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

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Storage Tanks - CNDDDB.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

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

No

Screen Summary

Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. Within approximately 40 acres centered around the project site, there are approximately 39 structures identified, including various residential and commercial activities. The area north of the project site is fully developed residential, and the area to the west and south are developed with various industrial and commercial operations, meeting the criteria contained at 7 CFR Part 658.2. The project is in compliance with the Farmland Protection Policy Act.

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Reedley, CA

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Supporting documentation

[Location Map-aerial photo.pdf](#)
[farmland urban development analysis_site.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:

[FIRMETTE_Willow Grove.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

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)

- ✓ Big Sandy Rancheria of Western Mono Indians Response Period Elapsed

✓ Cold Springs Rancheria of Mono Indians	Response Period Elapsed
✓ Dunma Wo-Wah Tribal Government	Completed
✓ Kings River Choinumni Farm Tribe	Response Period Elapsed
✓ North Fork Mono Tribe	Completed
✓ Santa Rosa Rancheria Tachi Yokut Tribe	Response Period Elapsed
✓ Table Mountain Rancheria	Completed
✓ Traditional Choinumni Tribe	Response Period Elapsed
✓ Tule River Indian Tribe	Response Period Elapsed
✓ Wuksache Indian Tribe/Eshom Valley Band	Response Period Elapsed

✓ Other Consulting Parties

✓ California Historical Resources Information System	Completed
✓ Native American Heritage Commission	Completed

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

A California Historical Resources Information System record search was completed, as well as consultation with the Native American Heritage Commission. Based on the results of those activities, Tribal consultation was undertaken under the provisions of Section 106.

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:

4.5 acre parcel at E. Dinuba Ave. near S. Buttonwillow Ave., Reedley, California, APN 370-024-66, with a vertical APE depth of six feet.

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
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Additional Notes:

No structures or historic properties identified.

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No historical properties or structures were identified. No identified cultural resources have been recorded on the project site. Section 106 consultation with Dumna Wo Wah Tribe resulted in mitigation to address potential cultural / archeological resources.

No

Step 3 –Assess Effects of the Project on Historic Properties

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

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or

Adverse Effect; and seek concurrence from consulting parties.

- ✓ No Historic Properties Affected

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

Document reason for finding:

- ✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. No identified cultural resources have been recorded on the project site. Section 106 consultation with Dumna Wo Wah Tribe resulted in mitigation to address potential cultural / archeological resources. The project is in compliance with Section 106.

Supporting documentation

[ANZA -Cultural Resources Survey - Dumna Wo-Wah Response.pdf](#)
[SHPO Reedley Willow Grove 12-13-22.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.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 62

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 62

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Abatement Analysis.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

- Yes
- ✓ No

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

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

- No
- ✓ Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

- ✓ Yes

Document and upload MOU or Agreement below.

No

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[HUD SSA MOU.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

No wetlands were identified on the project site, or adjacent properties. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[wetlands map.jpg](#)

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

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Fresno County Nationwide Rivers Inventory.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

At build out, the project would provide 80 affordable apartment units for farmworkers and/or income qualifying tenants on vacant land. The project will not displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of commercial uses to the west, residential uses to the north, vacant agricultural land to the south and the Reedley Sports Park to the east. The site is not of any biological or cultural significance. No hazards or hazardous materials are located on-site in quantities requiring mitigation. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. As reported in the draft City of Reedley Housing Element 2023-2031, the projected housing need obligation for the planning period is 1,463 total units. Of these units, the City of Reedley will need to accommodate 586 very low to low-income housing units. The project would contribute to the City of Reedley affordable housing allocation. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to

have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project would not violate Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No