



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:** Tiny Home Village For Homeless Veterans Project

**Responsible Entity:** County of Kern

**Grant Recipient (if different than Responsible Entity):** California Veterans Assistance Foundation

**State/Local Identifier:** California

**Preparer:** Lonnie Bell, AICP, Supervising Planner

**Certifying Officer Name and Title:** Lorelei H. Ovatt, AICP, Director of Planning and Natural Resources Department

**Grant Recipient (if different than Responsible Entity):** California Veterans Assistance Foundation

**Consultant (if applicable):** N/A

**Direct Comments to:** Lonnie Bell, AICP, Supervising Planner

**Project Location:** East side of Covey Street, approximately 1085 north of Roberts Lane, Bakersfield, Assessor's Parcel No. 114-181-10.

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:** The Project consists of the design, engineering and construction of a proposed 12-unit affordable housing development to include 11 NPLH units; all units are limited to low-income households, located on the east side of Covey Street, approximately 1085 north of Roberts Lane (zoned R-2, Parcel Number: 114-181-10). The site is close to amenities, including public transit, grocery stores, a pharmacy and parks.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:** The Kern County Homeless Collaborative reports 1,330 unduplicated homeless people were counted countywide in both shelters and streets on the night of January 30, 2019. As a part of the Cost Benefit Analysis

of the Housing First Approach, 31 homeless people were interviewed to determine if their use of emergency medical services, hospitalization and criminal justice system involvement had changed since they were homeless and first assessed for housing placement. These interviews show that utilization and costs of most services declined dramatically during the first six months that people resided in permanent housing. Combined decreases in the areas surveyed at five different locations in Kern County amounted to a total of \$731,534 for 31 households (containing 37 adults and four children) in a six-month period. Interactions with police also decreased dramatically by 91%, from 260 interactions down to 24 interactions and arrests also dropped by 50%, although cost savings could not be calculated in either case. As can be seen by the information provided above, it is more cost effective to house homeless people than to leave them on the streets or in shelters (Cost Benefit Analysis of the Housing First Approach, 2018).

**Existing Conditions and Trends [24 CFR 58.40(a)]:** There has been a 50% increase over the 885 homeless people counted in January 2018, a 118% increase in the number of homeless people—typically single adults—who were unsheltered on the night in question. By comparison, there was a 2% increase in the number of people sleeping in emergency shelters and transitional housing programs over the same time period. A lack of available housing has been identified as a major barrier to the local homeless population, limiting opportunities within the community, including education and employment. In 2018, Proposition 2 was approved, which authorized the provision of additional funding for the construction of housing for the homeless. Wherever possible, the developments will utilize sources of funding currently made available for additional homeless housing through local, State and federal resources.

**Funding Information**

Grant Number	HUD Program	Funding Amount
TBD	HOME	\$691,732.90

**Estimated Total HUD Funded Amount: \$691,732.90**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$691,732.90**

**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**

<p><b>Airport Hazards</b></p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no military airports within 15,000 feet of the Project parcels and no civilian airports within 2,500 feet of the Project. The closest airport is the Meadows Field Airport, a civilian airport approximately ¼ mile away from the site. Thus, the Project complies with this statute.</p>
<p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The County of Kern is located in HUD Region IX. No coastal barrier resources are located in the Region. The site is not located within an identified CBRS zone (see attached map). Therefore, no further evaluation for compliance with this factor required.</p>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to NEPAassist and FEMA's Flood Rate Insurance Map (FIRM) Map No. 06029C1825E, dated effective September 26, 2008, no portion of the Project is located within a Special Flood Hazard Area (SFHA). The site is within an area designated as Zone X, having a less than 2% annual chance of flooding. Consequently, no flood insurance is required to be obtained or maintained for implementation of the project.</p>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project will be a new source of Criteria Pollutants. The Project is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District (District). The District is in non-compliance for certain regulated criteria pollutants including; non-attainment status for Particulate Matter (PM) 2.5 and classified as non-attainment/extreme for the federal Ozone – Eight Hour standard.</p> <p>The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and was consulted in regards to the project proposal and the area of effect. As to the projects related emissions of</p>
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any criteria air pollutants, the District noted the following:

Based on the proposed scope of activities to be undertaken, project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOX), 15 tons per year of particulate matter of 10 microns or less in size (PM 10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM 2.5). Therefore, the District concludes that the Project would have *a less than significant impact on air quality* when compared to the above-listed annual criteria pollutant emissions significance thresholds. Therefore, the project impacts on air quality are considered “**de minimis**” since the project will not significantly contribute to a decline in air quality. Nevertheless, the development has the potential to be a source of dust and related air contaminants within and in the vicinity of the project.

Furthermore, the District has noted that the Project *conforms to the EPA approved State Implementation Plan* and the proposed Project would not be subject to District Rule 9510 (Indirect Source Review).

Since the project is limited to new construction of vacant lots, the project will not require demolition; nevertheless, the District noted: *In the event that any portion of an existing building will be renovated, partially demolished or removed, the Project will be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). Prior to any demolition activity, an asbestos survey of existing structures on the Project site may be required to identify the presence of any asbestos containing building material (ACBM).*

		<p>In addition to the above requirements, the District noted the proposed Project may be subject to the following District rules: <i>Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4002, Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).</i></p> <p>In addition, the District noted that it recommended that the applicant be provided a copy of the District's comments. Responsible entity Staff will provide the applicant with District comments.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The County of Kern is located within HUD Region IX. The entire County is landlocked and shares no geographic boundaries with any coastal zone (see attached map). Thus, no further analysis for compliance with this required.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Three databases were searched to identify potential hazardous waste generators within 1,000 feet of the site: NEPAAssist – federal database that draws data from EPA GIS, EnviroStor Map – State's Department of Toxic Substances Control's data management system, GeoTracker - State Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California.</p> <p>There is one RCRA site (Action Fabrication and Engineering) identified within 1,000 feet but no violations have been reported at the aforementioned site within the last 24 months.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>In accordance with Section 7 of the Endangered Species Act, the United States Fish and Wildlife Service (FWS) Environmental Conservation Online System (ECOS) generated a species list for each parcel included within the Project, on October 27, 2021 (Tiny Home Village For Homeless Veterans Project) Consultation Code: 08ESMF00-2022-SLI-0204, event code:</p>

08ESMF00-2022-E-00592. According to the species lists, there are a total of 12 threatened, endangered, or candidate species in the geographic vicinity of the project area: San Joaquin Kit Fox, Tipton Kangaroo Rat, Southwestern Willow Flycatcher, Yellow-billed Cuckoo, Blunt-nosed Leopard Lizard, Giant Garter Snake, California Red-legged Frog, Delta Smelt, Monarch Butterfly, Vernal Pool Fairy Shrimp, Bakersfield Cactus, San Joaquin Woolly-threads. The list noted there are no endangered habitats in the Project area. To analyze potential effects of the project on the aforementioned species, a Biological Clearance Survey (BCS) will be performed at the site prior to the commencement of the project. The purpose of the BCS is to document biological resources identified during a field survey of the Area of Potential Effects (APE), and evaluate potential for special-status biological resources not observed during the survey to occur on the property based on the habitat conditions observed. In addition, avoidance and minimization measures are recommended for implementation prior to and during project activities to reduce potential impacts to special-status species that may be encountered.

The Project site is located in unincorporated Kern County, and it is within the Metropolitan Bakersfield Habitat Conservation Plan area (MBHCP) (City of Bakersfield and County of Kern, 1994). As required by the MBHCP and associated Metropolitan Urban Development Incidental Take Permit (ITP) No. 2081-2013-058-04, Metropolitan Bakersfield is subject to compliance with the take minimization measures defined by the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFWS) contained within those documents.

		<p>In compliance with the plan, mitigation should be included with the project to address the potential for presence of protected species within the area of the project.</p> <p>Consequently, a measure of mitigation shall be applied to the project in order to reduce and or eliminate the potential impact to affect any protected species or their habitats. With inclusion of mitigation for species protection, impacts to protected species will be minimized and/or avoided, as recommended by a qualified and reviewing biologist prior to further development of the site. Where further recommendations or measures are necessary, the steps shall be considered part of the required compliance with this part. Where building or other permits are required, as a result of the project, payment of mitigation fees may be necessary prior to undertaking construction related activities.</p> <p>The Project site is located on a vacant lot with a block wall on the east of the property, a wooden fence on the north of the property; and a chain link fence to the south of the property. The Project site is previously disturbed. Surrounding land uses are single-family residential.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>According to field observation and a review of aerial photos of the area of the project, there are no aboveground storage tanks located within one mile of the project sites.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The sites are located in a developed and urbanized residential and commercial area. The proposed project site is contained entirely within an existing residential neighborhood. No farmlands will be affected by the proposal and no further review for compliance with this factor is needed.</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>According to NEPAAssist and FEMA's Flood Rate Insurance Map (FIRM) Map No. 06029C1825E, dated effective September 26, 2008, the site is designated Zone X, having no portion of the project area located within a Special Flood Hazard Area (SFHA) or a 100-</p>

		year flood zone. Consequently, new construction within a 100-year floodplain is not within the scope of proposed project activities.
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input checked="" type="checkbox"/> <input type="checkbox"/>	According to the Southern San Joaquin Valley Information Center (SSJVC), there are no recorded cultural resources within the site. There are 15 known resources within a one-half mile radius of the site: P-15-004734, 008166, 008203, 008230, 008232, 008249, 008507, 008508, 8509, 008510, 008511, 008512, 008513, 008514 and 008516. These resources consist primarily of historic era buildings.  Furthermore, an NAHC consultation was completed and a Sacred Land Files list was provided. All tribal contacts included on the list were notified of the project;  The State Historical Preservation Office (SHPO) was also consulted. The State Historical Preservation Office was consulted and responded on 2/17/22 indicating that pursuant to 36 CFR Part 800.4(d) did not object to the County of Kern's finding that no historic properties will be affected by the proposed development. However, in the event that that cultural and historical resources are discovered during implementation of the undertaking, further consultation with SHPO would be required pursuant to 36 CFR Part 800.13(b). With the inclusion of the statement as a condition of the project, no further compliance is required at this time. With the inclusion of the statement as a condition of the project, no further evaluation for compliance is required at this time.
<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is located in an existing residential neighborhood and will not be a source of excessive new noise in the project vicinity.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The EPA has not identified any sole source aquifers within Kern County. Therefore, no further evaluation is needed.



<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	A search of the NWI wetlands database for the radius surrounding the Project area indicated no NWI wetlands. Furthermore, the scope of planned Project activities will not impact any NWI designated areas.
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	No existing or to-be-added national wild or scenic river are located in the vicinity of the project site. No further evaluation is needed.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is being undertaken as part of the effort to address the ongoing need to increase the supply of affordable housing in response to the issue of homelessness and "housing instability." The site is located within an existing residential neighborhood. There are numerous bus stops within one-half mile of the project site that connect residents with access to medical services and commercial centers.

**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 of 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
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<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Metro Bakersfield General Plan Designation: HMR (High-Medium-Density Residential); Zoning Designation: R-2 (Medium-Density Residential District)
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The subject site is located within the San Joaquin Valley, a broad structural trough bound by the Sierra Nevada and Coast Ranges of California. The San Joaquin Valley, which comprises the southern portion of the Great Valley of California, has been filled with several thousand feet of sedimentary deposits. Sediments in the eastern valley, derived from the erosion of the Sierra Nevada, have been deposited by major to minor west-flowing drainages and their tributaries. Near-surface sediments are dominated by sands and silty sands with lesser silts, minor clays, and gravel. The sedimentary deposits in the region form large coalescing alluvial fans with gentle slopes. The groundwater in the area was reported as first encountered at a depth of approximately 200 feet bgs. The groundwater flow direction in the area of the subject site is generally towards the southwest.
Hazards and Nuisances including Site Safety and Noise	1	No hazards or nuisances have been identified within the APE. The project is located approximately 0.5 miles from the Bakersfield Meadows Field Airport. WJVA reviewed the airport noise contours provided in the Kern County Airport Land Use Compatibility Plan (published November 13, 2012). The Airport Land Use Compatibility Plan provides the 70dB CNEL, 65 dB CNEL and 60dB CNEL noise contours for annual average airport operations. The project site is located a significant distance outside of all airport contours.
Energy Consumption	1	The developments will be designed to maximize energy efficiency. These design features include construction materials and appliances. Due to the combination of these factors and the energy-efficient design, the project should have minimum energy consumption impacts. Each unit will incorporate energy efficient appliances wherever possible. Based on the identification of energy related reduction equipment above, no further review for this factor is needed.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		

Employment and Income Patterns	1	The project will likely have a beneficial impact on employment and income patterns. Tenants will contribute to the local economy.
Demographic Character Changes, Displacement	2	The area of the project is generally multi-ethnic and diverse. Although 2010 Census data indicates the area is predominately Hispanic, there is no evidence to suggest that overall demographics of the area would change as a result of implementation. As the project is for construction of new housing, the development will not result in the displacement of persons or populations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p>The construction of additional affordable housing will provide greater opportunity to access the benefits of educational and cultural facilities for the target population. There are also several elementary schools within two miles of the project.</p> <p>In response to the general consultation, the County of Kern Superintendent of Schools provided comment noting the project is subject to payment of a developer fee for impacts to education facilities and related services. It has been determined by the Superintendent of Schools that the collection of the developer fee is adequate mitigation for the impact provided by construction of new housing. Furthermore, the fee is required under Education Code Section 17620 and Government Code Section 65995 et seq. (all as amended with operative date of November 4, 1998). The developer fee shall be collected at the time building permits are issued.</p>
Commercial Facilities	1	There are grocery stores, a pharmacy, restaurants, a community park and other amenities located within a mile of the project site. The project will provide an expanded customer base which supports growth of businesses.
Health Care and Social Services	1	The site is connected by bus line with low cost/assisted health care services. Furthermore, according to the 2017 "Kern County Point in Time Count", ambulance transport for Homeless patients transport costs over \$100,000 per/year. One chronic homeless individual alone led to \$171,000 in costs. Since most costs are not reimbursable, this debt has to be written-off by the service provider. The reduction of homeless individuals and the provision of medical services should reduce costs for the County itself. Additionally, the site is located adjacent to Kern Medical

		building. These resources are all accessible by foot, bicycle, and wheelchair.
Solid Waste Disposal / Recycling	2	The development plan for the project site includes disposal/recycling several provisions to address solid waste disposal needs. The site development plan shall address the need for adequate trash bins and recycle bins for residents of the development.
Waste Water / Sanitary Sewers	3	As to waste water/sanitary sewer service, North of the River Sanitary District No. 1 provides service in the area of the project. The utility provider's comments include; The property can be served by the North of the River Sanitary District subject to the following: Adherence to the District's specifications; Property owner responsible for connecting to the District's sewer system; and Payment to the District for capacity fees.
Water Supply	2	The site is within an area served by the Oildale Mutual Water Company. Oildale Mutual Water Company provided a "will serve" letter for the site, valid for two years to serve the development. However, Oildale Mutual Water Company noted in the letter that to provide adequate water for domestic use as well as fire service protection, Water service will be supplied by the Oildale Mutual Water Company to the parcel upon installation of all water lines necessary to service the parcel and satisfactory completion of all provisions required by the Company and those required by regulating entities at the time of development.
Public Safety - Police, Fire and Emergency Medical	1	<p>Extremely impoverished "at-risk" individuals/families often need a greater level of support from police, fire and emergency medical services. Crime, drug use, addiction, and mental illness are often associated with persons who become homeless, and often considered contributing factors to homelessness in general. However, in a study published by the US National Library of Medicine and National Institutes of Health, "well-managed and governed recovery homes pose minimal risks to neighbors in terms of criminal behavior" (The Relationship Between Neighborhood Criminal and Behavior and Oxford Houses, 2009).</p> <p>The project offers the opportunity for increased access to counseling services for the inhabitants of this property. Several studies have shown that properly managed properties for residents recovering from mental illness or substance abuse do not "significantly" increase the risk of crime rates in the neighborhood in the property's immediate vicinity. However, even though counseling services may</p>

		<p>decrease the level of the support needed by “at-risk” individuals over time, in the short term, public safety related resources will be needed to serve residents and ensure public safety continues to be prioritized. Thus, assuming service providers are effective in treating the underlying issues of these “at-risk” individuals, it is likely the project will not cause a significant increase in crime. The conclusion is based on property crime and violent crime; prostitution, DUIs, substance-related crimes were not accounted for in the aforementioned study.</p>
Parks, Open Space and Recreation	2	<p>North Park, McCray Park and Sears Park are located less than a mile from the development.</p> <p>The site is within reasonable walking distance from multiple parks. Residents will have easy access to the open space and recreation each park offers.</p>
Transportation and Accessibility	2	<p>For residents with access to a private vehicle, there will be a minor increase in the number of vehicle trips per day in the immediate vicinity of the site. Based on the limited number of new trips, no decline in the current level of services is anticipated as a result of implementation. However, due to income limits required for program eligibility, the majority of residents are likely to be dependent on available public transportation options established in the area of the project. The project area is served by Golden Empire Transit (GET). There are fifteen bus stops located within one mile of the site. According to GET, service is provided seven days a week at 30-minute intervals.</p> <p>Furthermore, Kern Behavioral Health and Recovery Services may provide tenants with Monthly Bus Passes that allow unlimited travel throughout Bakersfield. Tenants with disabilities that limit or prevent the use of regular, fixed route buses will be linked to paratransit resources that provide more personalized services, such as GET-A-LIFT (GAL) and Kern Transit Medical Dial-A-Ride. If necessary, staff on site will use a County vehicle to transport and accompany tenants to critical appointments (such as medical care and other public services) as needed.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The area surrounding the site is a developed residential neighborhood. The property is completely vacant. The area surrounding the project site is residential to the south, north, east, and west. Therefore, no impact from development on unique natural features or water resources is anticipated.
Vegetation, Wildlife	2	The project is located within the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) California Department of Fish and Wildlife, Incidental Take Permit No. 2013-058-04 (ITP) boundaries. Any impacts to plant species would likely be mitigated by participation in the MBHCP for the covered species.

**Additional Studies Performed:**

**Field Inspection (Date and completed by):**  
2/25/22 by Lonnie Bell, Supervising Planner

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**  
Please see attached list

**List of Permits Obtained:** None at this point

**Public Outreach [24 CFR 50.23 & 58.43]:**  
Subsequent to this Environmental Assessment, the public will be notified of the determination of the RROF and RROF notification and, as applicable, any substantial changes to the Project description or anticipated activities.

**Cumulative Impact Analysis [24 CFR 58.32]:**  
Minor cumulative impacts include slight increase in traffic, noise and vibration, in the APE of the project. The site may require minor adjustments to staffing and other resources required to address the demand for Public Safety services and ensure that residents and their belongings are adequately protected from crime and fire.

If implemented, the project will alleviate cumulative conditions as it relates to housing, which is currently over capacity. Furthermore, the project will increase accessibility to services in the larger metropolitan area. Transit related development will reduce the impacts in traffic typically

associated with any residential development. Smart energy, appliances and technologies will ensure that the project has little to no impact on the existing power grid and reduce average energy consumption in the area per unit, translating to potential savings for property owners and project residents.

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

The applicant was provided with a list of parcels that are pre-zoned and designated for multi-family residential use under the County of Kern Metro Bakersfield General Plan. The parcel list was used by HA to determine the location of available sites that would meet its program objectives and general housing guidelines for low-income residents. Individual sites were evaluated based on criteria for selection under the “No Place Like Home” program.

In reviewing the sites available, the site in question presented desirable advantages over other available sites because of its proximity to services and community amenities. Before making a conditional purchase offer for this site, the developer unsuccessfully contacted dozens of property owners in an attempt to identify suitable sites in NSP target areas. No other suitable alternative sites were identified that can fully replicate the potential benefits of this project.

**No Action Alternative [24 CFR 58.40(e)]:**

Under the no action alternative, no additional modification or changes to the project would be authorized and the project site would remain vacant and undeveloped. The County would not realize the potential positive impact(s) provided by this project; the level of service for current programs would be unchanged and insufficient availability of housing issues would persist and/or be addressed by other means.

**Summary of Findings and Conclusions:**

With the inclusion of the mitigations below, the Responsible Entity has determined that a Finding of No Significant Impact is appropriate as the project will not result in a significant impact on the quality of the human environment. The project may therefore proceed to development phase under the EA Level of Review evaluation and determination of a FONSI. Staff will proceed with a Request for Release of Funds from the Department of Housing and Urban Development (HUD).

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

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

Law, Authority, or Factor	Mitigation Measure
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	1. Where it is determined that any air related permits are needed to proceed with the project, the contractor shall ensure that any required air

	<p>related permits are obtained from the San Joaquin Valley Air Pollution Control District <b>prior to implementation of the project</b> and that the conditions and/or requirements of which the permits are issued are adhered to during the implementation of the project.</p>
<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>The project is located within the administrative boundaries of the Metro Bakersfield Habitat Conservation Plan, and as such, would be subject to both project modifications and/or required mitigation, as applicable. A development fee is collected for participation in the coverage provided by the adopted HCP plan.</p> <ol style="list-style-type: none"> <li>1. <u>Prior to the issuance of any grading and/or building permits</u>, a development fee shall be collected under the requirements of the Metro Bakersfield Habitat Conservation Plan. The funds collected are utilized for the acquisition of habitat required for species protection and habitat conservation.</li> <li>2. <u>No more than 30 days prior to initiation of construction activities</u>, preconstruction surveys (or Clearance Survey per MBHCP requirements) shall be conducted within the expansion area and a suitable buffer zone around the perimeter.</li> <li>3. <u>At all times during the implementation of this permit</u>, SJKF avoidance and minimization techniques identified in the MBHCP must be employed and strictly adhered to.</li> <li>4. <u>During initial ground disturbing activities</u>, a biological monitor who is knowledgeable regarding the potentially occurring special status species (e.g., SJKF) should be on-call, if needed. If at any time listed species are present within, or immediately adjacent to, the construction area limits or immediately adjacent to the site, the CDFW and the USFWS should be consulted regarding the need to obtain take authorization for take of federal- and/or state-listed species. Once initial disturbance has been completed and site vegetation removed, the biological monitor would not be required to monitor grading activities or further construction activities.</li> </ol>



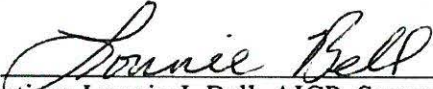
Conformance with Plans / Compatible Land Use and Zoning	Metro Bakersfield General Plan Designation: HMR (High-Medium-Density Residential); Zoning Designation: R-2 (Medium-Density Residential District)
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<p>Comments were not received in response to the early consultation, thus standard SHPO conditions apply regarding the need to address the potential to encounter unknown historic or cultural resources as a result of project implementation:</p> <ol style="list-style-type: none"> <li>1. <u>During implementation of the undertaking</u>, in the event that cultural and historical resources are discovered, further consultation with SHPO would be required pursuant to 36 CFR Part 800.13(b).</li> <li>2. <u>During implementation of the undertaking</u>, if any archaeological resources are encountered during the course of construction, a qualified archaeologist shall be consulted for further evaluation.</li> <li>3. <u>If human remains or potential human remains are observed during construction</u>, work in the vicinity of the remains will cease, and the find be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98 and 5097.99.</li> </ol>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	<ol style="list-style-type: none"> <li>1. A plan for the disposal of drainage waters originating on site and from adjacent road rights of way shall be approved by the Kern County Public Works Department - Building &amp; Development - Floodplain, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary.</li> </ol>
Waste Water / Sanitary Sewers	<ol style="list-style-type: none"> <li>1. As to waste water/sanitary sewer service, North of the River Sanitary District No. 1 provides service in the area of the project. The utility provider's comments include; The property can be served by the North of the River Sanitary District subject to the following: Adherence to the District's specifications; Property owner responsible for connecting to the District's sewer system; and Payment to the District for capacity fees.</li> </ol>
Water Supply	<ol style="list-style-type: none"> <li>1. <u>Prior to the issuance of any grading or building permits</u>: Installation of facilities through</li> </ol>

	<p>developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 03-A. To provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Oildale Mutual Water Company will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees.</p>
<p>Transportation and Accessibility</p>	<ol style="list-style-type: none"> <li>1. <u>Prior to final occupancy approval</u>: Under Encroachment Permit, issued by the Kern County Public Works Department, the applicant shall construct Type "A" Subdivision improvements along the northerly project frontage of Douglas Street. These improvements may be, sidewalk, drive approaches, alley paving tie-in to parking lot.</li> <li>2. <u>Prior to final occupancy approval</u>: All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.</li> </ol>
<p>Education</p>	<ol style="list-style-type: none"> <li>1. <u>Prior to the issuance of any grading or building permits</u>: A development fee shall be collected as mitigation for construction of new housing, multi-family affordable housing units, as required under Education Code Section 17620 and Government Code Section 65995 et seq. (all as amended with operative date of November 4, 1998). The fees are presently set at \$3.79 per square foot, and are subject to Cost of Living Adjustment (COLA) adjustment every two years.</li> </ol>

**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: 2/25/22  
Name/Title/Organization: Lonnie J. Bell, AICP, Supervising Planner, Kern County Planning and Natural Resources Department – Community Development Division

Certifying Officer Signature:  Date: 2/25/22  
Name/Title: Lorelei H. Oviatt, AICP, Director of County of Kern Planning and Natural Resources Department

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).