



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

Project Information

Project Name: Housing-Development

HEROS Number: 900000010197480

Project Location: , Eloy, AZ

Additional Location Information:

All six land parcels are located within a one square mile geographic area. The proposed project locations are: Address 4100 W. Coolidge Avenue, Eloy, Arizona 85131 4115 W. Coolidge Avenue, Eloy, Arizona 85131 3715 N. Fawn Street, Eloy, Arizona 85131 4110 W. Coolidge Avenue, Eloy, Arizona 85131 4025 W. Coolidge Avenue, Eloy, Arizona 85131 4402 W. Coolidge Avenue, Eloy, Arizona 85131

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

The proposed project(s) will develop vacant in-fill parcels with new affordable housing. The proposed development of these parcels may take place over the next five years with HOME funding from FY 20-FY23 for approximately \$3,100,000. Six parcels of land located in the city of Eloy, Arizona are available for the construction of rental, homebuyer affordable housing units, or transitional housing units. The parcels may be developed for the construction of rental and/or homebuyer housing units for income eligible households.

Funding Information

Grant Number	HUD Program	Program Name
2019 ARPA	Community Planning and Development (CPD)	HOME Program
2020-11	Community Planning and Development (CPD)	HOME Program
2021-10	Community Planning and Development (CPD)	HOME Program
2021-9	Community Planning and Development (CPD)	HOME Program
2022	Community Planning and Development (CPD)	HOME Program
2023	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$3,100,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$3,100,000.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	Need to have Arizona Game and Fish Department certified surveyor conduct occupancy survey for the western burrowing owl. If an active burrowing owl burrow is detected, contact AZGFD for direction. Minimize impacts to vegetation during project construction. Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Minimize open trenches and avoid leaving trenches open overnight. If trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Five of the project sites will need to be rezoned from Light Industrial to Single Family or Multiple Family Residential depending on project. The City of Eloy planning and zoning commission was consulted and the parcels are buildable.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	A portion of the 4115 W. Coolidge Avenue property is within the erosion hazard zone of the adjacent regulatory wash, any planned structures should be built outside that zone. Any work that takes place with the erosion hazard zone will require a floodplain use permit and perhaps some engineered mitigation.
Hazards and Nuisances including Site Safety and Site-Generated Noise	None.
Energy Consumption/Energy Efficiency	None.
Employment and Income Patterns	None.
Demographic Character Changes / Displacement	None.
Educational and Cultural Facilities (Access and Capacity)	None.
Commercial Facilities (Access and Proximity)	None.
Health Care / Social Services (Access and	None.

Capacity)	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None.
Water Supply (Feasibility and Capacity)	None.
Public Safety - Police, Fire and Emergency Medical	None.
Parks, Open Space and Recreation (Access and Capacity)	None.
Transportation and Accessibility (Access and Capacity)	None.
Unique Natural Features /Water Resources	None.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	The Arizona Game and Fish Department (AZGFD) recommend an occupancy survey be conducted by an Arizona Game and Fish certified surveyor. If an active burrow owl burrow is detected, AZGFD is to be contacted. In addition to the occupancy survey, AZDFG recommends the following: Minimize impacts to vegetation during project construction. Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Minimize open trenches and avoid leaving trenches open overnight. If trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.
Other Factors	None.
Permits, reviews, and approvals	Prior to construction on each parcel, the owner/operator will need to obtain a dust permit issued under PCAQCD Code of Regulations 4-3-160. The proposed properties are located outside of a floodplain, see attached FIRM map #04021C1590F. A portion of the 4115 W. Coolidge Avenue property is within the erosion hazard zone of the adjacent regulatory wash. Please see attached "4115 W. Coolidge Flood Zone and Hazard Information Sheet". Any planned structures within the erosion hazard zone will require a floodplain use permit and perhaps some engineered mitigation. Need to have Arizona Game and Fish Department certified surveyor conduct occupancy survey for the western burrowing owl. If an active burrowing owl burrow is detected, contact AZGFD for direction. Minimize impacts to vegetation during project construction.

	<p>Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Minimize open trenches and avoid leaving trenches open overnight. If trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Trenches that have been left open overnight should be inspected and animals removed prior to backfilling.</p>
<p>Air Quality</p>	<p>Prior to construction on each parcel, the owner/operator will need to obtain a dust permit issued under PCAQCD Code of Regulations 4-3-160.</p>

Mitigation Plan

Mitigation Measure Air Quality - Responsible Entity: Pinal County for inclusion of mitigation measure in Pinal County Air Quality Control District dust permit. Developer to implement dust control mitigation practices throughout the construction process. Mitigation Measure Endangered Species and Vegetation/Wildlife Responsible Entity: Pinal County for procuring an occupancy survey to be conducted by an Arizona Game and Fish certified surveyor. Developer to implement the following: Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Minimize open trenches and avoid leaving trenches open overnight. If trenches cannot be back-filled immediately, escape ramps should be constructed at least every 90 meters. Trenches that have been left open overnight should be inspected and animals removed prior to backfilling. Mitigation Measure Compatible Land Use and Zoning Responsible Entity: Developer to facilitate the rezoning of the five parcels currently zoned as light industrial to single or multi family residential.

Determination:

<input checked="" type="checkbox"/>	<p>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</p>
<input type="checkbox"/>	<p>Finding of Significant Impact</p>

Preparer Signature: Staci Parisi Date: 7-26-2021

Name / Title/ Organization: Staci Parisi / PINAL COUNTY

Certifying Officer Signature: Leo Lew Date: 7-28-2021 ^{26 SP}

Name/ Title: Leo Lew / County Manager / Certifying officer

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