



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
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**Environmental Review**  
**for Activity/Project that is Exempt or**  
**Categorically Excluded Not Subject to Section 58.5**  
**Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

**Project Information**

<b>Project Name:</b>	Greenfield Commons
<b>Responsible Entity:</b>	County of Monterey Monterey County Administrative Office 168 West Alisal Street Salinas, CA 93901
<b>Grant Recipient</b> (if different than Responsible Entity):	
<b>State/Local Identifier:</b>	
<b>Preparer:</b>	Cinnamon Crake, President AEM Consulting (707) 523-3710 <a href="mailto:ccrake@aemconsulting.net">ccrake@aemconsulting.net</a>
<b>Certifying Officer Name and Title:</b>	Anastacia Wyatt, Housing Program Manager
<b>Consultant</b> (if applicable):	AEM Consulting 422 Larkfield Center #104 Santa Rosa, CA 95403 <a href="mailto:aem@aemconsulting.net">aem@aemconsulting.net</a>
<b>Project Location:</b>	41206 Walnut Avenue Greenfield, Monterey County, CA 93927 (APN 109-082-012-000)

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

The project is to add funds to previously approved project Greenfield Commons housing project. An award of \$1,428,931 in Home Investment Partnerships Program (HOME Program) was made by the County of Monterey. The County of Monterey had previously awarded Community Development Block Grants/Entitlement Grants (CDBG) to the project for which an Environmental Assessment was conducted in December 2019. The Environmental Assessment resulted in a Finding of No Significant Impact and the Authority to Use Grant Funds was dated February 24, 2020 (attached). This project is therefore previously approved and there is no change in project description or environmental conditions that would require re-evaluation per 24 CFR Part 58.47. The Greenfield Commons project description follows.

Greenfield Commons, 41206 Walnut Avenue, Greenfield, Monterey County, California 93927 (APN 109-082-012-000):

EAH Housing proposes to acquire and develop Greenfield Commons on a vacant 11-acre site (APN 109-082-012-000) with address 41206 Walnut Avenue in Greenfield, Monterey County, California 93927. The project will construct 222 apartments in two-story buildings. The project will construct eight residential buildings, two laundry buildings, one maintenance building and one community building for a total of 12 buildings on the site. The unit mix will be 78 one-bedroom units, 88 two-bedroom units, 56 three-bedroom units and two manager's units. A total of 333 parking spaces will be provided onsite for a ratio of 1.5 parking spaces per unit as allowed per California State Density Bonus Law Chapter 4.3, *Density Bonuses and Other Incentives* and the City of Greenfield Municipal Code Chapter 17.50, *Density Bonus and Other Developer Incentives*. A total of 227 bicycle parking spaces will also be provided, with 115 outdoor spaces and 112 secured overnight spaces. A total of 343,212.8 square feet of open space will be provided onsite. The Greenfield Commons residential development is envisioned to create a neighborhood feel that is consistent with the rural nature of the site and the scale of the surrounding development. The site plan incorporates community buildings which include amenities for all the residents. Amenities include multi-purpose spaces, fitness space, laundry and leasing offices. Courtyard spaces are an integral component of the development and are large enough to provide recreational opportunities, playgrounds, community gathering spaces and community gardens. Buildings will be modular, prefabricated construction. The architecture is traditional in nature, incorporating sloped roofs, textured siding and stepped massing. The development will be built to Green Point Gold standard and will utilize photovoltaic panels to lower overall operating costs. Vehicular access will be provided at two locations from Walnut Avenue to the north. A simple driveway loop around the site will provide emergency vehicle and fire truck access as well as resident and guest access to onsite parking. The internal driveway will use permeable pavers and space has been allocated in the site plan for retention of drainage and implementation of water quality systems. The frontage along Walnut Avenue will be landscaped and planted to create a pleasing edge that reinforces the residential nature of the development. Sidewalks along the street frontage will connect to a broader network of pedestrian walks throughout the development.

The project will provide 222 units of permanently affordable housing for households making between 25-70% of the area median income for Monterey County with a special set-aside for families and individuals in the agriculture industry ("Affordable Housing").

**Level of Environmental Review Determination:**

Activity/Project is Exempt per 24 CFR 58.34(a): \_\_\_\_\_

Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):

***58.35 (b)(7) – Approval of Supplemental Assistance***

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**Funding Information**

Grant Number	HUD Program	Funding Amount
	Home Investment Partnerships Program (HOME Program – CDFR No. 14.239	\$1,428,931

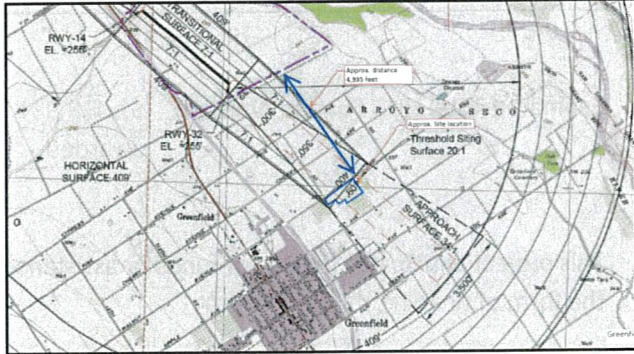
**Estimated Total HUD Funded Amount:** \$1,428,931 in HOME funds plus 350,000 in CDBG previously awarded.

**This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):** N/A

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:** \$ 120,000,000

**Compliance with 24 CFR §50.4 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.

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b></p>		
<p><b>Airport Runway Clear Zones and Accident Potential Zones</b> 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no currently operating airports within two miles of the project site. The nearest airport is Metz private airstrip located 2.85 miles east of the site. The Yanks Air Museum airstrip is currently under construction and lies approximately 4,935 feet to the north. The project site is located outside the Runway Protection Zone.</p>  <p><b>Figure 1 Distance to Yanks Air Museum under construction</b> The project site is well outside the 2,500 foot separation distance from civilian airports required by HUD for compatible land use development. Source Documentation: (1) (2) (3) (4) (5)</p>
<p><b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Barrier Resources Act of the United States (CBRA, Public Law 97-348), enacted October 18, 1982, designated various undeveloped coastal barriers, depicted by a set of maps adopted by law, for</p>

Improvement Act of 1990 [16 USC 3501]		inclusion in the John H. Chafee Coastal Barrier Resources System (CBRS). Areas so designated were made ineligible for direct or indirect Federal national security, navigability, and energy exploration. CBRS areas extend along the coasts of the Atlantic Ocean and the Gulf of Mexico, Puerto Rico, the U.S. Virgin Islands, and the Great Lakes, and consist of 857 units. There are no Coastal Barrier Resources in California.  Source Documentation: (6)
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not located within a 100 or 500-year flood zone. The site is located in Zone X: <i>Areas of minimal Flooding</i> as depicted on Federal Emergency Management Agency's Flood Insurance Rate Map Number 06053C0850G, effective date April 2, 2009.  Flood insurance is not required.  Source Documentation: (7)

**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
	<u>None Required</u>

Preparer Signature:  Date: July 31, 2020

Name/Title/Organization: Cinnamon Crake, President, AEM Consulting

Responsible Entity Agency Official Signature:

 Date: 8-24-2020

Name/Title: Anastacia Wyatt, Housing Program Manager  
County of Monterey

*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).*

## References:

1. **Crake, Cinnamon.** *Report Preparer/Site Visits.* June 1, 2019.
2. **Alphabet.** *Google EARTH Pro.* 2019.
3. **DMJM Aviation.** *Yanks Air Museum Airport Layout Plan, Greenfield, California.* Orange, CA : AECOM, 2007. Plans & Drawings.
4. **U.S. Department of Housing and Urban Development.** *Airport Hazards (CEST and EA) - Partner - Greenfield Commons project.* s.l. : AEM Consulting, December 6, 2019.
5. **Monterey County.** *Yanks Air Museum Revised Draft Environmental Impact Report (EIR).*
6. **United States Government.** The Coastal Barrier Resources Act of the United States. Enacted October 18, 1982. CBRA, Public Law 97-348.
7. **U.S. Department of Homeland Security.** *Flood Insurance Rate Map.* s.l. : Federal Emergency Management Agency, Effective April 2, 2009. FIRM Panel No. 06053C0850G.

**Authority to Use Grant Funds**

**U.S. Department of Housing and Urban Development  
Office of Community Planning and Development**

<p><b>To:</b> (name &amp; address of Grant Recipient &amp; name &amp; title of Chief Executive Officer)</p> <p>Mr. Charles McKee County Administrative Officer County of Monterey 168 West Alisal Street, 3rd Floor Salinas, CA 93901-2439</p>	<p><b>Copy To:</b> (name &amp; address of SubRecipient)</p> <p>Ms. Anastacia Wyatt, Housing Program Manager County of Monterey 168 West Alisal Street Salinas, CA 93901-2439</p>
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<p>We received your Request for Release of Funds and Certification, form HUD-7015.15 on</p>	<p>02/24/2020</p>
<p>Your Request was for HUD/State Identification Number</p>	<p>B-19-UC-06-0011</p>

All objections, if received, have been considered. And the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

Program: Community Development Block Grant (CDBG)


Project Name: Greenfield Commons

Location: 41206 Walnut Avenue In Greenfield, Monterey County, California, 93927, a vacant 11-acre site (APN 109-082-012-000)

Description:

EAH Housing proposes to acquire and develop Greenfield Commons. The project will construct 222 apartments in two-story buildings. The project will construct eight residential buildings, two laundry buildings, one maintenance building and one community building for a total of 12 buildings on the site. The unit mix will be 78 one-bedroom units, 88 two-bedroom units, 56 three-bedroom units and two manager's units. A total of 333 parking spaces will be provided on-site for a ratio of 1.5 parking spaces per unit. A total of 227 bicycle parking spaces will also be provided, with 115 outdoor spaces and 112 secured overnight spaces. A total of 343,212 square feet of open space will be provided on-site. Vehicular access will be provided at two locations from Walnut Avenue to the north. Sidewalks along the street frontage will connect to a broader network of pedestrian walks throughout the development. The project will provide 222 units of farmworker housing targeting income of 50% of Area Median Income (AMI).

The total project cost is estimated to be \$120,000,000 which includes this request for \$350,000 in Community Development Block Grant (CDBG) funds.

<p>Typed Name of Authorizing Officer Kimberly Y. Nash Title of Authorizing Officer Director, Community Planning and Development Division</p>	<p>Signature of Authorizing Officer</p> 	<p>Date (mm/dd/yyyy) 03/11/2020</p>
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Previous editions are obsolete.

form HUD-7015.15 (2/94)  
ref. Handbook 6513.01