

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.20
(ID # 6183)

MEETING DATE:

Tuesday, February 27, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Environmental Assessment, Finding of No Significant Impact on the Environment and Request for Release of Funds for Hayman House Project Pursuant to the National Environmental Policy Act (NEPA), Located in the City of Lake Elsinore, District 1, [\$0]; CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 and 15061 (b)(3);
2. Adopt the attached Environmental Assessment (EA) and the Finding of No Significant Impact (FONSI) for the Hayman House Project (Project), pursuant to the National Environmental Policy Act (NEPA), based on the findings incorporated in the report and conclude that the project is not an action which may affect the quality of the environment;

Continued on Page 2

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA 1/31/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: February 27, 2018
xc: EDA

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached form of Request for Release of Funds (RROF) ;
4. Authorize the Chairman of the Board of Supervisors to execute the attached EA, FONSI and RROF to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the EA and RROF including, but not limited to, signing necessary and relevant documents, subject to approval by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Habitat for Humanity Inland Valley (Habitat), a nonprofit public benefit corporation and an affordable housing developer, made a request to the County of Riverside (County) to utilize \$291,000 in Neighborhood Stabilization Program (NSP1) funds for the relocation and rehabilitation of a single-family residential home in the City of Lake Elsinore and the redevelopment of the new site where the home will be located (Proposed Project). The subject home was once the residence of Jean Hayman, a devoted teacher in the community.

The subject home is currently a rental property located at 307 North Main Street, Lake Elsinore (Assessor's Parcel Number 374-073-009) (Existing Home) adjacent to a gas station at 301 North Main Street. Both the subject home and gas station are owned by the same private owner. The owner wishes to demolish the Existing Home in order to rebuild and expand the gas station. Pursuant to City of Lake Elsinore (City) Resolution No. 2015-075 adopted by its City Council on August 11, 2015, the City set forth conditions of approval prior to permit issuance for the demolition and redesign of the gas station. One of the conditions of approval requires the Existing Home to be relocated to a City-owned parcel within the Historic District.

Habitat has partnered with the City to accept a City-owned parcel located at 310 East Pottery Street, City of Lake Elsinore (Assessor's Parcel Number 377-292-027) (New Location) within the City's

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STATE OF CALIFORNIA**

Historic District. City has also agreed to accept a donation of the Existing Home for relocation to the New Location and the rehabilitation and sale of the home to a qualified low-income family. The existing tenant renting the Existing Home will be permanently relocated to a new home and reimbursed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

The Existing Home is approximately 1,020 square feet consisting of 2- bedrooms and 1-bathroom. The Existing Home will be sold to a qualified low-income household and restricted to ownership and occupancy by low-income households for a period of at least 15 years.

The environmental effects of activities carried out with NSP1 grant funds must be assessed by the County of Riverside, as the responsible entity, in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in the United States Department of Housing and Urban Development's implementing regulations at 24 Code of Federal Regulations (CFR) Parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. The County of Riverside Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the Proposed Project on the environment. The attached Environmental Assessment (EA) documentation was prepared pursuant to NEPA and the environmental procedures set forth in 24 CFR Sections 58.5 and 58.6. EDA has determined that the Proposed Project would not have a significant effect on the environment. Public noticing requirements have been satisfied in accordance with 24 CFR Section 58.43 and 58.45. On February 5, 2018 the attached Notice to the Public of Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds (Public Notice) was published in connection with the Proposed Project.

Project Description:

The Proposed Project consists of the relocation and rehabilitation of an approximately 1,020 square foot single-family home consisting of 2-bedrooms and 1-bathroom and the redevelopment of the New Location. The home will be sold to and occupied by qualified low-income household whose incomes do not exceed 80% of the area median income for the County of Riverside.

The estimated total cost for the Proposed Project is \$350,000. Anticipated sources of funds include: \$291,000 in County NSP1 funds and \$59,000 in City of Lake Elsinore assistance to process minor design review, public noticing, staff report preparation, Planning Commission hearing, building and mechanical plan checks, building and mechanical permits and building inspections.

Pursuant to the California Environmental Quality Act (CEQA), the Proposed Project is determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption. The Proposed Project involves the redevelopment and rehabilitation of one single-family infill home in the City of Lake Elsinore. Under the State CEQA Guidelines

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Section 15303, New Construction or Conversion of Small Structures exemption, up to three single-family residences may be constructed. A Notice of Exemption will be filed with the County Clerk upon approval of the Environmental Assessment and Request for Release of Funds form.

County Counsel has reviewed and approved as to form the attached Environmental Review Record and Request for Release of Funds. Staff recommends that the Board approve the attached Environmental Assessment Report and Request for Release of Funds.

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of the City of Lake Elsinore. The Proposed Project is expected to generate temporary construction jobs, redevelop vacant land, and provide infill housing and affordable housing for a household in the City of Lake Elsinore and the County of Riverside.

Additional Fiscal Information

No impact upon the County's General Fund. The County's contribution to the project will be fully funded with NSP1 funds from the U.S. Department of Housing and Urban Development.

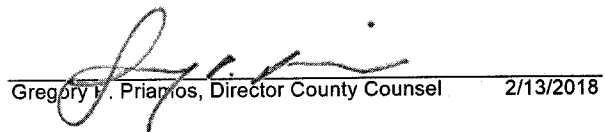
ATTACHMENTS:

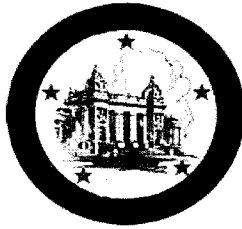
- Public Notice
- Environmental Assessment
- Request for Release of Funds form
- CEQA Notice of Exemption

RF:HM:CH:JG:MM

H:\Housing\HOME\2017 NSP\Habitat - Jean Hayman House, Lake Elsinore\F11\F11 FONSI-RROF Hayman-House project.doc


Nehini Dasika, Principal Management Analyst 2/20/2018


Gregory F. Priamos, Director County Counsel 2/13/2018



Notice of Exemption

To:
 Office of Planning and Research
For U.S Mail: Street Address: 1400 Tenth St. Sacramento, CA 95814

From:
 Public County of Riverside
 Agency: Economic Development Agency
 Address: 5555 Arlington Avenue Riverside, CA 92504
 Contact: Mervyn Manalo, Housing Specialist
 Phone: (951) 343-5495

County Clerk
 County of: Riverside
 2724 Gateway Drive
 P.O. Box 751
 Address: Riverside, CA 92502-0751

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Exemption in Compliance with Section 15303 and 15061(b)(3) of CEQA Guidelines.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Hayman-House Project in Lake Elsinore

Project Location: The project is located southwest of the intersection of Granite Street and East Pottery Street at 310 East Pottery Street, Lake Elsinore, California (Assessor's Parcel Number 377-292-027).

Project Description:

The County of Riverside is proposing to provide Neighborhood Stabilization Program (NSP1) funds obtained from the United States Department of Housing and Urban Development (HUD) for the purpose of providing decent, safe, sanitary, and affordable housing for low-income families. The proposed project involves the redevelopment, relocation and rehabilitation of a single-family residential home in the City of Lake Elsinore (Proposed Project) that was once the residence of Jean Hayman, a devoted teacher in the community. In urbanized areas, up to three single-family residences may be constructed under this exemption. Any existing impacts related to noise, traffic, or utilities will remain similar to existing conditions.

Project Sponsor: Habitat for Humanity Inland Valley

This is to advise that the County of Riverside Board of Supervisors approved the above project on February 27, 2018 (tentative date) and has made the following determinations regarding the above described project:
 Lead agency or Responsible Agency


Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction or Conversion of Small Structures, and Section 15061 (b) (3), General Rule Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. No unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The development and construction of residential units will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur.

(Continued)

- Section 15303 – Class 3-Construction and location of limited numbers of new, small facilities or structures. In urbanized areas, up to three single-family residences may be constructed under this exemption. The project as proposed is the redevelopment, relocation and rehabilitation of a infill single-family residential home to be sold to qualified low-income households. The development and construction of the residential units will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur, and would not result in any physical impacts related to air quality, traffic, noise, biological or historic resources, or any other potential physical environmental impacts. Once the residential units are constructed, the property will remain as affordable residential units for a period of 15 years. Therefore, the project meets the scope and intent of the Class 3 Exemption.
- Section 15061 – General Rule or “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. The development and construction of residential units will not have an effect on the environment. The use of the site will be substantially similar to the existing surrounding residential units and will not create any new environmental impacts to the surrounding area. In fact, the infill housing will improve the surrounding community. Therefore, the project as proposed will not have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signature:  Title: Juan Garcia, Principal Development Specialist, Riverside County EDA

Date: 2/13/18 Date received for filing: _____

Advertising Order Confirmation

The Press Enterprise

01/31/18 10:05:11AM
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PUBLIC NOTICE

February 5, 2018

Riverside County Economic Development Agency
5555 Arlington Avenue
Riverside, California 92504
Chuck Washington, Chairman, Board of Supervisors
Mervyn Manalo, Preparer (951) 343-5625

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about February 27, 2018, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of Neighborhood Stabilization Program (NSP) funds under Title II of Division B of the Housing and Economic Recovery Act of 2008 ("HERA"), as amended, to undertake the following project:

PROJECT NAME: Hayman-Hoese Project

PURPOSE: The project activity includes the use of up to \$291,000 in NSP funds by Habitat for Humanity, Inland Valley, a California non-profit public benefit corporation, for reconstruction and rehabilitation of a single-unit residential building located at 10000 Inland Valley in the City of Lake Elsinore. The home will be approximately 1,000 square feet consisting of two bedrooms and one bathroom.

LOCATION: The project is located southwest of the intersection of Granite Street and East Pottery Street at 310 East Pottery Street, Lake Elsinore, California (Assessor's Parcel Number 377-292-027).

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA) is not required.

The reasons for the decision not to prepare an EIS are: 1) an Environmental Assessment (EA) report prepared for this proposal demonstrates that the project will not have a significant effect on the human environment and that compliance with related federal environmental laws and standards has been achieved; 2) the project size is well below the 2,500 unit EIS threshold level established by Federal regulation at 24 CFR 58.37; 3) the project will have no adverse effects on public health or safety, nor will it have adverse effects on any ecologically sensitive areas; and 4) the project is in compliance with Federal, State and local laws pertaining to the protection of the environment and conforms to the zoning and General Plan of the City of Lake Elsinore. Additional project information is contained in the Environmental Review Record (ERR) at the address above. A copy of the EA and the ERR are available for review at the County of Riverside, California 92504. The EA and ERR are examined or copied between the business hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Riverside County Economic Development Agency, Housing Development Division, Attention Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before February 21, 2018 will be considered by the County of Riverside prior to authorizing submission of a release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that Mervyn Manalo, in his capacity as the Chairman of the Board of Supervisors, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorizes and allows the County of Riverside to use the HOME Investment Partnerships Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside will accept objections to its release of funds following the official submission date or its actual receipt of the request (which must be received by the County of Riverside on or before February 21, 2018).

ORDER IS CONFIRMED BY THIS MESSAGE. THE ADVERTISING ORDER.

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD;
- d. the grantee or agency acting pursuant to 41 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 4th Street, Suite 800, Los Angeles, California 90017. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (Tel. 213-567-5000 or Fax 213-694-3122) to verify the actual last day of the objection period.

AVISO PÚBLICO

5 de febrero 2018

Agencia de Desarrollo Económico del Condado de Riverside
 3555 Arlington Avenue
 Riverside, California 92504

Chuck Washington, Presidente de la Junta de Supervisores

Mervyn Montaño, Preparador (951) 343-5495

A TODOS LOS INTERESADOS AGENCIAS, GRUPOS Y PERSONAS:

Estos avisos deberán cumplir los requisitos de procedimiento separados pero relacionados a las actividades que se realizarán por el Condado de Riverside.

SOLICITUD DE LIBERACIÓN DE FONDOS

En o alrededor del 27 de febrero de 2018, el Condado de Riverside presentará una solicitud al Departamento de Vivienda y Desarrollo Urbano (HUD), Oficina de Campo de Los Angeles, Estados Unidos para la liberación de los fondos del Programa de Estabilización de Vecindarios (NSF), bajo el HUD tit. de la 2008 (THERA), o Ley de Vivienda y Recuperación Económica de 2008 (THERA), según enmendada, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto Hoyman-House

PROPÓSITO: La actividad del proyecto incluye el uso de hasta \$ 271,000 en fondos NSP por Hábitat para la Humanidad Inland Valley, una organización no lucrativa con propósito de beneficio público de California, para la adquisición, el desarrollo y la construcción de dos viviendas unifamiliares en venta a las hogares de bajos ingresos calificados con una preferencia para los veteranos en la ciudad de Perris. Cada hogar será de aproximadamente 1,020 pies cuadrados, consistiendo de dos dormitorios y un baño.

LOCALIDAD: El proyecto está ubicado al sur este de la intersección de Granite Street y East Parkway Street en 300 East Parkway Street, Suite E1504, California (Número de paquete del cesar: 377-297-027).

HALLAZGO DE NINGÚN IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental (EIS) de la Ley Nacional de Política Ambiental de 1969 (NEPA).

Las razones de la decisión de no preparar un EIS son: 1) un (EA) Informe de Evaluación Ambiental preparado para esta propuesta los documentos que el proyecto no tendrá un efecto significativo sobre el medio ambiente humano; que el cumplimiento de las leyes ambientales (incluyendo el proyecto de ley del nivel de ambiental EIS 2500 unidad establecido por la regulación federal en 24 CFR 58.37; 3) el proyecto no tendrá efectos adversos en la salud o la seguridad pública; ni va a tener efectos adversos en las áreas ecológicamente sensibles; y 4) el proyecto cumple con las leyes federales, las leyes estatales y locales relacionadas con la protección del medio ambiente y se ajusta a la zonificación y el Plan General de la Ciudad de Perris y el Centro de la ciudad de Perris Plan Específico. Información adicional del proyecto está contenida en la Evaluación Ambiental (EA) en los archivos de la Autoridad de Vivienda del Condado de Riverside en 3555 Arlington Avenue, Riverside, California 92504. El EA se ejecutó extirpar 9 copiar entre las horas hábiles de las 8:00 am y

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The Press Enterprise

17:00, de lunes a viernes.

COMENTARIOS PÚBLICOS

Cualquier individuo, grupo o agencia en desacuerdo con esta determinación o que deseen formular observaciones sobre la propuesta podrán presentar observaciones por escrito a la Agencia de Desarrollo Económico de Riverside, División de Desarrollo de la Vivienda, Atención: Mervyn Manab, 5555 Arlington Avenue, Riverside, California 92504. Todos los comentarios recibidos en la dirección indicada más arriba en o antes del 21 de febrero 2018 se tendrán en cuenta y el Condado de Riverside no tomará ninguna acción sobre la propuesta antes de esta fecha.

LIBERACIÓN DE FONDOS

El Condado de Riverside certifica a la Oficina de Cambio de HUD de Los Angeles que Marian Ashley en su calidad de Presidente de la Junta de Supervisores consistente en aceptar la jurisdicción de los tribunales federales si se interpone una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La certificación de la certificación de HUD satisface sus responsabilidades bajo MEPA y leyes y autoridades relacionadas y permite que el Condado de Riverside a utilizar los fondos del Programa de Asociaciones para Inversión.

OBJECIONES A ESTRENAR DE FONDOS

HUD aceptará objeciones a su liberación de los fondos y el Condado de certificación de Riverside por un periodo de quince días siguientes a la fecha de presentación anticipada o su rescisión efectiva de la solicitud (el que sea más tarde) sólo si están en una de las siguientes bases:

- la certificación no fue ejecutado por el Oficial de Certificación del Condado de Riverside;
- el condado de Riverside ha omitido un paso o dejado de tomar una decisión o tallo requerido por las regulaciones de HUD en 24 CFR parte 58;
- el beneficiario de la subvención se ha comprometido fondos a costos no autorizados por el HUD, CFR Parte 58, o a los costos de otros tipos de fondos por HUD, incluido o con otra agencia federal actuando de conformidad con 40 CFR Parte 1514 ha presentado un escrito al demostrar que el proyecto no es satisfactoria desde el punto de vista de la calidad ambiental.

Las obligaciones deben ser preparados y presentados de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deberán dirigirse a la Oficina de Cambio de HUD Los Angeles en 611 W. 4th Street, Suite 800, Los Angeles, California 90017. Las objeciones a la liberación de los fondos sobre una base distinta de las indicadas anteriormente no serán considerados por el HUD.

Objetores potenciales deben comunicarse con el HUD Oficial Ambiental HUD Los Angeles, Oficina de Cambio (Tel. 213-994-2000 o via fax 213-994-3122) para verificar el actual último día del periodo de objeción.

2/5

Product	Requested Placement	Requested Position	Run Dates	# Inserts
PE Riverside:Full Run	Legals CLS	County Legal - 1076~	02/05/18	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
	0.00		0.00	

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Neighborhood Stabilization Program (NSP1)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) B-08-UN-06-0504
4. OMB Catalog Number(s) 14.218	5. Name and address of responsible entity Riverside County of Board of Supervisors c/o Riverside County EDA 5555 Arlington Avenue, Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Mervyn Manalo (951) 343-5495		
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing and Urban Development Community Planning and Development 611 W. 6th Street, St. 800, LA, CA 90017	7. Name and address of recipient (if different than responsible entity)	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Hayman-House Project (NSP1.5-17-001-1st)	10. Location (Street address, city, county, State) The project is located southwest of the intersection of Granite Street and East Pottery Street at 310 East Pottery Street, Lake Elsinore, CA (APN 377-292-027).
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11. Program Activity/Project Description

Habitat for Humanity Inland Valley (Habitat), a nonprofit public benefit corporation and an affordable housing developer, is proposing to utilize \$291,000 in Neighborhood Stabilization Program (NSP1) funds for the redevelopment, relocation and rehabilitation of a single-family residential home in the City of Lake Elsinore (Proposed Project) that was once the residence of Jean Hayman, a devoted teacher in the community. The house is currently a rental home located at 307 North Main Street, Lake Elsinore (Assessor's Parcel Number 374-073-009) adjacent to a gas station at 301 North Main Street, Lake Elsinore which are both owned by the same private owner. The owner wishes to demolish the home in order to rebuild and expand the gas station. Pursuant to City of Lake Elsinore (City) Resolution 2015-075, the City set forth conditions of approval prior to permit issuance for the demolition and redesign of the gas station. One of the conditions of approval requires the existing home to be relocated to a City-owned parcel within the Historic District. Habitat has partnered with the City to accept a City-owned parcel located at 310 East Pottery Street, Lake Elsinore (Assessor's Parcel Number 377-292-027) within the City of Lake Elsinore Historic District and has agreed with the owner to accept the donation of the existing house structure for relocation, rehabilitation and sale to a qualified low-income family. The existing tenant renting the home would be relocated and reimbursed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). The home is approximately 1,020 square feet including two bedrooms and one bathroom. The home would be sold to qualified low-income household and restricted to low-income households for a period of at least 15 years.

5010-116-100-003-15

FEB 27 2018 3.20

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer Chuck Washington, Riverside County Board of Supervisors Chairman
	Date signed

X


Address of Certifying Officer

c/o Riverside County EDA, 5555 Arlington Avenue, Riverside, CA 92504


Part 3. To be completed when the Recipient is not the Responsible Entity


The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
	Date signed 2/27/18

X 

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

ATTEST:
KECIA HARRER-JHEM, Clerk
By 
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: 
JAILA R. BROWN DATE 2/13/18



U.S. Department of Housing and Urban
 Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
 Determinations and Compliance Findings
 for HUD-assisted Projects
 24 CFR Part 58**

Project Information

Project Name: Hayman-House

HEROS Number: 900000010037648

Project Location: 310 East Pottery Street, Lake Elsinore, CA 92530

Additional Location Information:

The project is located southwest of the intersection of Granite Street and East Pottery Street at 310 East Pottery Street, Lake Elsinore, California (Assessor's Parcel Number 377-292-027). Habitat for Humanity Inland Valley intends to move and rehabilitate a 1915 Craftsman bungalow, known locally as the Jean Hayman Home, located at 307 North Main Street, Lake Elsinore, California to 310 East Pottery Street, Lake Elsinore, California.

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

Habitat for Humanity Inland Valley (Habitat), a nonprofit public benefit corporation and an affordable housing developer, is proposing to utilize \$291,000 in Neighborhood Stabilization Program (NSP1) funds for the redevelopment, relocation and rehabilitation of a single-family residential home in the City of Lake Elsinore (Proposed Project) that was once the residence of Jean Hayman, a devoted teacher in the community. The house is currently a rental home located at 307 North Main Street, Lake Elsinore (Assessor's Parcel Number 374-073-009) adjacent to a gas station at 301 North Main Street, Lake Elsinore which are both owned by the same private owner. The owner wishes to demolish the home in order to rebuild and expand the gas station. Pursuant to City of Lake Elsinore (City) Resolution 2015-075, the City set forth conditions of approval prior to permit issuance for the demolition and redesign of the gas station. One of the conditions of approval requires the existing home to be relocated to a City-owned parcel within the Historic District. Habitat has partnered with the City to accept a City-owned parcel located at 310 East Pottery Street, Lake Elsinore (Assessor's Parcel Number 377-292-027) within the City of Lake Elsinore Historic District and has agreed with the owner to accept the donation of the existing house structure for relocation, rehabilitation and sale to a qualified low-income family. The existing tenant renting the home would be relocated and reimbursed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). The home is approximately 1,020 square feet including two bedrooms and one bathroom. The home would be sold to qualified low-income household and restricted to low-income households for a period of at least 15 years.

Funding Information

Grant Number	HUD Program	Program Name
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FEB 27 2018 3.20

NSP1.5-17-001-1st	Community Planning and Development (CPD)	Neighborhood Stabilization Program
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Estimated Total HUD Funded Amount: \$291,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$350,000.00

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
Permits, reviews, and approvals	House moving permit; Southern California Edison approval of removal and replacement of power lines; Planning Application; Grading Plan review; Landscape Plan review; Building Plan check; Fire Sprinkler Plan review; Site Plan review; Sewer & Water applications/approvals; Edison Application for new service; Gas company application for new service; Street Improvement Plan; Grading Permit; Building/Rehab Permit; Fire Sprinkler Permit; Landscape Permit Occupancy Permit

Mitigation Plan

No additional mitigation measures or conditions required.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40 (g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: Mervyn Manalo Date: 1/29/2018

Name / Title/ Organization: Mervyn Manalo / Housing Specialist / RIVERSIDE COUNTY

Certifying Officer Signature: Chuck Washington Date 2/27/18

Name/ Title: Chuck Washington, Board of Supervisors Chairman

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).

01/29/2018 16:29

ATTN: KECIA HARPER-IHEM, Clerk
By: [Signature] DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Jhilar Brown 2/13/18
DATE

U.S. Department of Housing and Urban
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**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Hayman-House

HEROS Number: 900000010037648

Responsible Entity (RE): RIVERSIDE COUNTY, 1151 Spruce St Riverside CA, 92507

RE Preparer: Mervyn Manalo

State / Local Identifier: NSP1.5-17-001-1st

Certifying Officer: Chairman, Board of Supervisors

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 310 East Pottery Street, Lake Elsinore, CA 92530

Additional Location Information:

The project is located southwest of the intersection of Granite Street and East Pottery Street at 310 East Pottery Street, Lake Elsinore, California (Assessor's Parcel Number 377-292-027). Habitat for Humanity Inland Valley intends to move a 1915 Craftsman bungalow, known locally as the Jean Hayman Home, located at 307 North Main Street,

Lake Elsinore, California to 310 East Pottery Street, Lake Elsinore, California.

Direct Comments to:

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

Habitat for Humanity Inland Valley (Habitat), a nonprofit public benefit corporation and an affordable housing developer, is proposing to utilize \$291,000 in Neighborhood Stabilization Program (NSP1) funds for the redevelopment, relocation and rehabilitation of a single-family residential home in the City of Lake Elsinore (Proposed Project) that was once the residence of Jean Hayman, a devoted teacher in the community. The house is currently a rental home located at 307 North Main Street, Lake Elsinore (Assessor's Parcel Number 374-073-009) adjacent to a gas station at 301 North Main Street, Lake Elsinore which are both owned by the same private owner. The owner wishes to demolish the home in order to rebuild and expand the gas station. Pursuant to City of Lake Elsinore (City) Resolution 2015-075, the City set forth conditions of approval prior to permit issuance for the demolition and redesign of the gas station. One of the conditions of approval requires the existing home to be relocated to a City-owned parcel within the Historic District. Habitat has partnered with the City to accept a City-owned parcel located at 310 East Pottery Street, Lake Elsinore (Assessor's Parcel Number 377-292-027) within the City of Lake Elsinore Historic District and has agreed with the owner to accept the donation of the existing house structure for relocation, rehabilitation and sale to a qualified low-income family. The existing tenant renting the home would be relocated and reimbursed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). The home is approximately 1,020 square feet including two bedrooms and one bathroom. The home would be sold to qualified low-income household and restricted to low-income households for a period of at least 15 years.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose and need for the proposal is to redevelop and construct affordable housing as infill between existing homes benefiting qualified low-income households while revitalizing and stabilizing the declining neighborhood conditions through redevelopment of unimproved vacant land. The proposed action addresses housing and community development needs by preserving and rehabilitating an existing home through relocation in order to make way for expansion of a gas station. The home will be sold to a qualified low-income household and restricted for low-income households for a period of 15 years.

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

The existing vacant land is unimproved and blighted area between homes characterized by weeds, small trees and scattered trash. The existing conditions are likely to continue unless the land is utilized and developed.

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

[Exhibit - Jean Hayman House.docx](#)

[Property photos.docx](#)

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

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
NSP1.5-17-001-1st	Community Planning and Development (CPD)	Neighborhood Stabilization Program

Estimated Total HUD Funded, \$291,000.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$350,000.00

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		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest civilian airport is 3 miles away. The project is in compliance with Airport Hazards

		requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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. The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new Federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA and expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. 06065C2037G effective August 28, 2008. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. 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.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air

CFR Parts 6, 51, 93		Basin in which the project site is located. The Air Quality Management Plan (AQMP) is SCAQMD's ongoing program for meeting federal and state air quality standards within the South Coast Air Basin. The project is within a "non-attainment" area and will conform to the EPA-approved State Implementation Plan and will not have daily emissions that will exceed any of the thresholds set forth by SCAQMD Air Quality Significance Thresholds to be considered as having an individually and cumulatively significant air quality impact. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In developed urban areas, the boundary is generally less than 1,000 yards. There are no Coastal Zones within the County of Riverside. 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.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no known onsite conditions or any suspected conditions based on the ESA founded on site observations, records review, aerial photograph review, and all available documentation. 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.
Endangered Species Act Endangered Species Act of 1973,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Assessment from the Fish and Wildlife Service, Carlsbad Fish and Wildlife

<p>particularly section 7; 50 CFR Part 402</p>		<p>Office, indicated there are no critical habitats within the project area. The project will have "no effect" or "is not likely to adversely affect" any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify designated critical habitats. This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation.</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>The subject and adjacent properties are free of explosive and flammable hazards which could affect the health or safety of occupants or conflict with the intended use of the subject property. In an effort to prevent injury to occupants and damage to buildings from industrial accidents, there is no presence of facilities presenting an explosive or flammable hazard to the project site. Based on the project description the project includes no activities that would require further evaluation under this section. 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>The project site is not located within an agricultural preserve and does not include prime or unique farmland or other farmland of statewide or local importance. The project site is designated as Urban Built-Up Land and is located in a residential neighborhood. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. 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>The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain (Zone B). The property is</p>

		<p>located in Zone X and identified by FEMA Flood Insurance Rate Map No. 06065C2037G. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>On October 31, 2017, a total of 15 tribes were sent invitations to consult pursuant to 24 CFR Part 58 utilizing a list generated by the Tribal Directory Assessment Tool (TDAT). None of the tribes provided indication of their desire to consult within 30 days of delivery. Only 2 tribes responded, Agua Caliente Band of Cahuilla Indians and Twenty-Nine Palms Band of Mission Indians. Both tribes were not interested and deferred to the comments of other tribes. An on-line search for registered historic places rendered a "No Findings" result for both 307 North Main Street and 310 East Pottery Court. Both sites are not eligible for listing in the National Register of Historic Places as the parcels do not contain any historical, archaeological or cultural significance. The California State Historic Preservation Officer (SHPO), Office of Historic Preservation, was sent historic evaluation information for review delivered on December 11, 2017 including Class III Historic Resource Studies for review. The 30-day review period elapsed with no response from SHPO. No ground disturbance is anticipated for the 307 North Main Street site since the structure is being lifted and relocated. Based on Section 106 consultation the project will have No Adverse Effect on historic properties. 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>The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See attached City of Lake Elsinore Noise</p>

		assessment and airport contours for Perris Valley Airport. The project is beyond airport noise generators and is in compliance with HUD's Noise regulation without mitigation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Ground Water Office (https://www.epa.gov/dwssa). The project is not located on a sole source aquifer area. 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	The project does not involve construction activity within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish and Wildlife Service. Source: U.S. Fish and Wildlife Services: National Wetlands Inventory/ Mapper (https://www.fws.gov/wetlands/Data/Mapper.html). 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	The project is not located within one mile of a listed Wild and Scenic River. (Source: http://www.rivers.gov/california.php). 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	The project is located in a residential neighborhood. The project is suitable for its proposed use and will not be adversely impacted by adverse environmental conditions. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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			
SOCIOECONOMIC			
COMMUNITY FACILITIES AND SERVICES			
NATURAL FEATURES			

Supporting documentation

[Fire and Police.JPG](#)

[Bus stop.JPG](#)

[Lake Elsinore Cultural Center.JPG](#)

[Lake Elsinore Family Care Center.JPG](#)

[Lake Elsinore parks.pdf](#)

[Lake Elsinore General Plan.pdf](#)

[Map My County Parcel Report\(1\).pdf](#)

[Aerial Map.JPG](#)

[Downtown area map.pdf](#)

Additional Studies Performed:

Class III Cultural Resource Study for the 310 East Pottery Street Project for Section 106 Compliance (APN 377-292-027) - November 27, 2017
 Class III Cultural Resource Study for the 307 North Main Street Project for Section 106 Compliance (APN 377-292-027) - November 27, 2017

[310 East Pottery Section 106 Report\(1\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Mervyn Manalo

1/24/2018 12:00:00 AM

[Property photos.docx](#)

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

Lake Elsinore General Plan Riverside County Map My County / GIS
(<https://enterprisegis.rivco.ca.gov>) Federal Emergency Management Agency
(<https://msc.fema.gov/portal>) U.S. Fish & Wildlife Service IPaC - Information, Planning,
and Conservation System (<http://ecos.fws.gov/ipac>) EPA Pacific Southwest, Region 9,
Sole Source Aquifer (<https://www.epa.gov/dwssa>) U.S. Fish and Wildlife Services:
National Wetlands Inventory, Wetlands Mapper
(<http://www.fws.gov/wetlands/data/Mapper.html>) U.S. Fish and Wildlife Services:
Coastal Barrier Resources System Mapper
(<http://www.fws.gov/cbra/Maps/Mapper.html>) National Wild and Scenic Rivers
(<http://www.rivers.gov/california.php>) State Coastal Zone Boundaries
(<http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf>) State Water Resources
Control Board GeoTracker (<http://geotracker.waterboards.ca.gov>) Google Maps
(<https://www.google.com/maps?hl=en&tab=el>)

Lake Elsinore General Plan(1).pdf**List of Permits Obtained:**

House moving permit Southern California Edison approval of removal and replacement
of power lines Planning Application Grading Plan review Landscape Plan review Building
Plan check Fire Sprinkler Plan review Site Plan review Sewer & Water
applications/approvals Edison Application for new service Gas company application for
new service Street Improvement Plan Grading Permit Building/Rehab Permit Fire
Sprinkler Permit Landscape Permit Occupancy Permit

Public Outreach [24 CFR 58.43]:

The FONSI/RROF will be publicly noticed in the Press-Enterprise.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impact on the environment will be positive resulting from the
incremental impact of action when added to other past, present, and reasonably
foreseeable future actions. The home that will be relocated to the project site will be
preserved from demolition and the vacant lot will be infilled with a single-family home
that will help remove blighted conditions and improve home values in the neighborhood
and provide affordable housing to a qualified low income family.

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

The site is owned by the City of Lake Elsinore. No other sites were offered, so no other
alternatives are available at this time.

No Action Alternative [24 CFR 58.40(e)]

No action for the development and construction of the project will leave the site vacant and preclude affordable housing for a qualified low-income household. A "No Action Alternative" would result in leaving the project site in its current vacant and blighted condition. If construction activities did not occur, homeowners surrounding the project site would be impacted physically and financially by the unused lot. The physical impact would result in the project site either becoming overgrown with more vegetation or the lot would remain bare creating erosion concerns. Either situation may result in the lot being seen as an "eye-sore". Financially, the unused project site could result in lower property values of the homes near the project site. Maintaining the site without development goal would result in a financial impact on the City. A no action alternative would result in a community impact and a hindrance on the creation of affordable housing for a low income household.

Summary of Findings and Conclusions:

The review of the Hayman-House project determined there were no formal compliance steps or mitigation required upon evaluation of Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4, 58.6, and 58.5. Upon review of Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 1508.27] including Land Development, Socioeconomic, Community Facilities and Services, and Natural Features, the review found no impacts anticipated due to the project. Therefore, No Adverse Effects as a result of the project is determined. The main reason for this is due to the project site's original state and location. The project site is vacant and located at the corner of a residential neighborhood. Relocating the existing housing structure from the commercial thoroughfare to a residential neighborhood is more beneficial and suitable to the City's General Plan. All in all, a review of this project did not find any factors that would be adversely impacted by the proposed activities.

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	Complete
Permits, reviews and approvals	House moving permit Southern California Edison approval of removal and replacement of power lines Planning Application Grading Plan review Landscape Plan review Building Plan check Fire Sprinkler Plan review Site Plan	N/A	

	review Sewer & Water applications/approvals Edison Application for new service Gas company application for new service Street Improvement Plan Grading Permit Building/Rehab Permit Fire Sprinkler Permit Landscape Permit Occupancy Permit		
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Mitigation Plan

No mitigation measures or conditions required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
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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 nearest civilian airport is 3 miles away. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[airport.JPG](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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. The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new Federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA and expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands.

Supporting documentation

coastal.JPG

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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.

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

Yes

Screen Summary

Compliance Determination

The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. 06065C2037G effective August 28, 2008. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. 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

[FM06065C2037G.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- No

Air Quality

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
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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

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

Screen Summary**Compliance Determination**

The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air Basin in which the project site is located. The Air Quality Management Plan (AQMP) is SCAQMD's ongoing program for meeting federal and state air quality standards within the South Coast Air Basin. The project is within a "non-attainment" area and will conform to the EPA-approved State Implementation Plan and will not have daily emissions that will exceed any of the thresholds set forth by SCAQMD Air Quality Significance Thresholds to be considered as having an individually and cumulatively significant air quality impact. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation

[scabc7map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

Coastal Zone Management Act

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
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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

California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In developed urban areas, the boundary is generally less than 1,000 yards. There are no Coastal Zones within the County of Riverside. 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

[California Coastal Zone Map.JPG](#)
[coastline.JPG](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

<p>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.</p>		<p>24 CFR 58.5(f)(2) 24 CFR 50.3(i)</p>
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1. Evaluate the site for contamination. 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?

✓ No

Explain:

The project site is generally located within a residential neighborhood. No visible hazardous materials were observed on site. An ASTM Phase I Environmental Site Assessment (ESA) was conducted to make preliminary conclusions in regards to the potentiality for the presence of Recognized Environmental Conditions (REC's) within the subject site.

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

Yes

- ✓ Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

Screen Summary

Compliance Determination

There are no known onsite conditions or any suspected conditions based on the ESA founded on site observations, records review, aerial photograph review, and all available documentation. 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

[G171565-20 ESA Phase 1 Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

<p>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").</p>	<p>The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).</p>	<p>50 CFR Part 402</p>
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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

✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- ✓ **No Effect:** Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

6. 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.

Mitigation as follows will be implemented:

- ✓ **No mitigation is necessary.**

Explain why mitigation will not be made here:

Assessment from the Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, indicated there are no critical habitats within the project area.

Screen Summary
Compliance Determination

Assessment from the Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, indicated there are no critical habitats within the project area. The project will have "no effect" or "is not likely to adversely affect" any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify designated critical habitats. This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[Endangered Species Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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
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1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

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

Yes

Screen Summary

Compliance Determination

The subject and adjacent properties are free of explosive and flammable hazards which could affect the health or safety of occupants or conflict with the intended use of the subject property. In an effort to prevent injury to occupants and damage to buildings from industrial accidents, there is no presence of facilities presenting an explosive or flammable hazard to the project site. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

geotracker.JPG

Are formal compliance steps or mitigation required?

Farmlands Protection

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
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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

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project site is not located within an agricultural preserve and does not include prime or unique farmland or other farmland of statewide or local importance. The project site is designated as Urban Built-Up Land and is located in a residential neighborhood.

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

The project site is not located within an agricultural preserve and does not include prime or unique farmland or other farmland of statewide or local importance. The project site is designated as Urban Built-Up Land and is located in a residential neighborhood. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Map My County Parcel Report.pdf

Are formal compliance steps or mitigation required?

Yes

Floodplain Management

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
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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:

[FM06065C2037G\(1\).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**

The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. 06065C2037G. 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

<p>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.</p>	<p>Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)</p>	<p>36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</p>
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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) Response Period Elapsed
- Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ 15 tribes were contacted from the TDAT list

Response Period Elapsed

Other Consulting Parties

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

Consulting parties were not selected. County of Riverside staff prepared consultation letters for the Responsible Entity Official to sign and send out. A list of Indian Tribes to contact was generated from HUD's Tribal Directory Assessment Tool (TDAT).

Document and upload all correspondence, notices and notes (including comments and objections received below).

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:**

The area of potential effect shall be defined to include the legal lot lines of the parcel as well as the properties contiguous to and within 500 feet of the project site.

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:

The California State Historic Preservation Officer (SHPO), Office of Historic Preservation, was sent historic evaluation information for review on December 8, 2017 including Class III Historic Resource Studies for review. The 30-day review period elapsed with no response from SHPO.

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

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

No Adverse Effect

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

Document reason for finding:

A finding of No Adverse Effect was determined based on the Class III Historic Resource Study for the 310 East Pottery Street project for Section 106 compliance. A Class III archaeological assessment for the 307 North Main Street Project was also negative for the presence of archaeological or historic resources and no grading or ground disturbance is planned at 307 North

Main Street after the house is lifted and relocated.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

No

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

Adverse Effect

Screen Summary

Compliance Determination

On October 31, 2017, a total of 15 tribes were sent invitations to consult pursuant to 24 CFR Part 58 utilizing a list generated by the Tribal Directory Assessment Tool (TDAT). None of the tribes provided indication of their desire to consult within 30 days of delivery. Only 2 tribes responded, Agua Caliente Band of Cahuilla Indians and Twenty-Nine Palms Band of Mission Indians. Both tribes were not interested and deferred to the comments of other tribes. An on-line search for registered historic places rendered a "No Findings" result for both 307 North Main Street and 310 East Pottery Court. Both sites are not eligible for listing in the National Register of Historic Places as the parcels do not contain any historical, archaeological or cultural significance. The California State Historic Preservation Officer (SHPO), Office of Historic Preservation, was sent historic evaluation information for review delivered on December 11, 2017 including Class III Historic Resource Studies for review. The 30-day review period elapsed with no response from SHPO. No ground disturbance is anticipated for the 307 North Main Street site since the structure is being lifted and relocated. Based on Section 106 consultation the project will have No Adverse Effect on historic properties. The project is in compliance with Section 106.

Supporting documentation

[SHPO Letter delivered 2017-12-11.pdf](#)

[Tribal notices sent out 2017-10-31.pdf](#)

[307 North Main Section 106 Report.pdf](#)

[310 East Pottery Section 106 Report.pdf](#)

Are formal compliance steps or mitigation required?

Noise Abatement and Control

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
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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

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

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: 65

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: 65

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

Screen Summary**Compliance Determination**

The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See attached City of

Lake Elsinore Noise assessment and airport contours for Perris Valley Airport. The project is beyond airport noise generators and is in compliance with HUD's Noise regulation without mitigation.

Supporting documentation

lake elsinore - noise.pdf

Lake Elsinore Land Use Plan Noise Contours.pdf

19 - Vol. 1 Perris Valley (Final-Mar.2011).pdf

15 miles radius.JPG

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

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Ground Water Office (<https://www.epa.gov/dwssa>). The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Hayman-House

Lake Elsinore, CA

900000010037648

Supporting documentation

Sole Source Aquifers(1).JPG

Sole Source Aquifers.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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.
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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

The project does not involve construction activity within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish and Wildlife Service. Source: U.S. Fish and Wildlife Services: National Wetlands Inventory/ Mapper (<https://www.fws.gov/wetlands/Data/Mapper.html>). The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

National Wetlands Inventory.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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
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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**

The project is not located within one mile of a listed Wild and Scenic River. (Source: <http://www.rivers.gov/california.php>). This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

wild rivers.JPG

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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	
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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

The project is located in a residential neighborhood. The project is suitable for its proposed use and will not be adversely impacted by adverse environmental conditions. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No