

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



**ITEM: 3.11
(ID # 14559)**

MEETING DATE:
Tuesday, March 30, 2021

FROM: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Habitat Way II Project, City of Temecula, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 3 [\$1,313,417 - 100% Neighborhood Stabilization Program 1 Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for Habitat Way II Project, City of Temecula (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds and Certification (RROF) for the use of Neighborhood Stabilization Program 1 (NSP1) Funds;
3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on Page 2

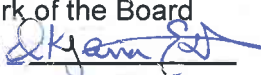
ACTION: Policy


Heidi Marshall, Director 2/23/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 30, 2021
xc: HHPWS

Kecia R. Harper
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:

4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of the Department of Housing, Homelessness Prevention and Workforce Solutions, or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

Continued on Page 3

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,313,417	\$ 0	\$1,313,417	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Neighborhood Stabilization Program 1 Funds (100%)			Budget Adjustment: No	
			For Fiscal Year: 2020/21-2021/22	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Habitat for Humanity Inland Valley, a nonprofit public benefit corporation and an affordable housing developer, is proposing to use \$1,313,417 in Neighborhood Stabilization Program 1 (NSP1) funds for the development and construction of four buildings containing 6 for-sale residential units and an outdoor common area, located in the City of Temecula. The Proposed Project will consist of two duplexes with attached garages that comprise two buildings. The other two units are attached to form the third building. The garages to those units are separate, but attached, behind the other two units. The purpose of the proposed project is to provide affordable for-sale residences to income qualifying buyers.

The Habitat Way II Family Housing Project is located on approximately 0.46 acres of real property located at 28725 and 28731 Pujol Street in the City of Temecula, Riverside County, more specifically known as APN 922-062-010 and APN 922-062-016 (Project Site). The Proposed Project construction of the 6 units evaluated herein is expected to begin in mid-2021 and be completed in mid-2022.

NEPA Review

The environmental effects of activities carried out with NSP1 grant funds must be assessed 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 (HUD) 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 Department of Housing, Homelessness Prevention and Workforce Solutions (HHPWS) has completed applicable review procedures and has evaluated the potential effects of the Proposed Project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6. HHPWS has determined that the Proposed Project would not have a significant effect on the environment.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Publishing requirements have been met in accordance with 24 CFR 58.43 and 58.45.

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

Impact on Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses in the County of Riverside. The Proposed Project is expected to generate construction and provide affordable housing for residents of the County of Riverside.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded through the Neighborhood Stabilization Program 1 (NSP1) funds.

Attachments:

- County of Riverside Environmental Assessment
- Request for Release of Funds – Neighborhood Stabilization Program 1 (NSP1) funds
- Public Notice FONSI/RROF


Steven Atkeson

3/21/2021


Gregory L. Priamos, Director County Counsel

3/17/2021

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 (NSP)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Diana Acosta, Housing Specialist I, (951) 343-5439		
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012	7. Name and address of recipient (if different than responsible entity) Same as 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) Habitat Way II, Temecula, CA Six-unit Affordable Housing Project	10. Location (Street address, city, county, State) Pujol Street northwest of its intersection with First Street, in the City of Temecula in the County of Riverside, Identified as Assessor's Parcel Numbers 922-06-2010 and 922-06-2016.
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11. Program Activity/Project Description

The project activity includes the use of up to \$1,313,417 in NSP funds to pay a portion of development and new construction of six homes that will be built on a 0.46 acre vacant lot. The six units is Phase II of the Habitat Way project that is adjacent to this proposed project, the homes will be sold to low income families. The proposed undertaking entails the development of a six-unit affordable housing project on Pujol Street northwest of its intersection with First Street. The project site is located on an approximately 0.46-acre site at 28725 and 28731 Pujol Street in Temecula, California. The project site is currently vacant. The project site is located within unsectioned former Rancho Temecula lands, Township 8 South, Range 3 West, San Bernardino Base and Meridian. The project site can also be described as occupying Assessor's Parcel Numbers (APNs) 922062010 and 922062016.

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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

Chair, Riverside County Board of Supervisors

Date signed

MAR 30 2021

X

Karen S. Spiegel

Address of Certifying Officer

C/O Housing, Homelessness Prevention and Workforce Solutions, 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

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)

Previous editions are obsolete

form HUD-7015.15 (1/99)

KECIA R. HARPER, Clerk

By *[Signature]*
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY *[Signature]* 3/16/2021
AMRIT P. DHILLON DATE



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: Habitat-Way-ll-Family-Housing-Project

HEROS Number: 900000010171221

Project Location: 28725 and 28731 Pujol Street , Temecula, CA 92590

Additional Location Information:

The site is comprised to two existing lots at 28725 and 28731 Pujol Street in the City of Temecula, Riverside County, CA (APN 922-062-010 and -016). The site is 0.46 acres and adjacent to and north of the completed Habitat I project. The affordable housing site is shown in Figure 1 - Vicinity Map). The site is zoned SP5, Old Town Specific Plan. The project area is designated for Neighborhood Residential development.

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

The project site is comprised of two lots totaling approximately 0.46 acres at 28725 Pujol Street located northwest of the 1st Street intersection (APN 922062010 and 016). The project would construct four buildings containing 6 for sale residential units and an outdoor common area. The Proposed Project will consist of two duplexes with attached garages that comprise two buildings. The other two units are attached to form the third building. The garages to those units are separate, but attached, behind the other two units. The purpose of the proposed project is to provide affordable for sale residences to income qualifying buyers. The site is currently vacant and adjacent to an existing Habitat for Humanity project to the south and single family residential to the north. Funds would be allocated from resources using Housing and Urban Development (HUD) funds; and thus, the project is subject to National Environmental Policy Act (NEPA) review by HUD to demonstrate compliance with applicable federal regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58. Project construction of the 6 units evaluated herein is expected to begin in mid 2021 and be completed in mid 2022. The affordable housing site plan is provided as Figure 2 - Site Plan.

Funding Information

Grant Number	HUD Program	Program Name
NSP1.3-21-007-3rd	Community Planning and Development (CPD)	Neighborhood Stabilization Program

Estimated Total HUD Funded Amount: \$1,313,417.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,514,667.00

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	Residential Grading and Building Permits - City of Temecula

Mitigation Plan

The project will not result in a significant impact on the quality of the human environment.

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: Diana Acosta Date: 3-9-21

Name / Title/ Organization: Diana Acosta / / RIVERSIDE COUNTY

Certifying Officer Signature: Karen S. Spiegel Date: _____

Name/ Title: KAREN SPIEGEL CHAIR, BOARD OF SUPERVISORS

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).

FORM APPROVED COUNTY COUNSEL
BY Amrit P Dhillon 3/16/2021 DATE

ATTEST:
KECIA R. HARPER, Clerk
By [Signature]
DEPUTY

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/15/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 15, 2021
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

COUNTY OF RIVERSIDE HHPWS
3403 10TH STREET, SUITE 300
RIVERSIDE, CA 92501

Ad Number: 0011448285-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

March 15, 2021

Riverside County Housing, Homelessness Prevention and
Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504
Karen Spiegel, Chair, Board of Supervisors

Diana Acosta, Preparer (951) 343-5439

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 March 30, 2021, 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 III of Division B of the Housing and Economic Recovery Act of 2008 ("HERA"), as amended, to undertake the following project:

PROJECT NAME: Habitat Way II Family Housing Project

PURPOSE: The project activity includes the use of up to \$1,313,417 in NSP1 funds by Habitat for Humanity Inland Valley, a California nonprofit public benefit corporation, for new construction of a six-unit affordable housing project for sale to qualified low-income households in the City of Temecula. The six units is Phase II of the Habitat Way project that is adjacent to this proposed project.

LOCATION: The site is comprised of two existing lots at 28725 and 28731 Pujol Street in the City of Temecula, Riverside County, CA (APN 922-062-010 and -016).

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 documents 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 Temecula. Additional project information is contained in the Environmental Review Record (ERR) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be 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 Department of Housing, Homelessness Prevention and Workforce Solutions, Attention Diana Acosta at 5555 Arlington Avenue, Riverside, California 92504 or email comments to diacosta@rivco.org. All comments received at the address specified above on or about March 30, 2021 will be considered by the County of Riverside prior to authorizing submission of a request for 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 Karen Spiegel in her capacity as the Chair 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 authorities 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's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- 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;
- 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; or
- another Federal agency acting pursuant to 40 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be ad-

dressed to the following HUD Los Angeles Field Offices: Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

AVISO PÚBLICO

15 de marzo 2021

Soluciones para la fuerza laboral, la prevención de personas sin hogar y la vivienda del condado de Riverside
5555 Arlington Avenue
Riverside, California 92504
Karen Spiegel, Presidenta de la Junta de Supervisores
Diana Acosta, Preparadora (951) 343-5439

A TODOS LOS INTERESADOS AGENCIAS, GRUPOS Y PERSONAS:

Estos avisos deberán satisfacer dos requisitos de procedimiento separados pero relacionados para las actividades que debe realizar el Condado de Riverside.

SOLICITUD DE LIBERACIÓN DE FONDOS

El 30 de marzo de 2021 o alrededor de esa fecha, el condado de Riverside presentará una solicitud a la oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para la liberación de fondos del Programa de Estabilización de Vecindarios (NSP1) bajo el Título III de la División B de la Ley de Vivienda y Recuperación Económica de 2008 ("HERA"), según enmendada, para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Vivienda Familiar Habitat Way II

PROPÓSITO: La actividad del proyecto incluye el uso de hasta \$1,313,417 en fondos NSP1 por Habitat for Humanity Inland Valley, una corporación de beneficio público sin fines de lucro de California, para la nueva construcción de un proyecto de vivienda asequible de seis unidades para la venta a hogares calificados de bajos ingresos en el Ciudad de Temecula. Las seis unidades son la Fase II del proyecto Habitat Way que es adyacente a este proyecto propuesto.

UBICACION: El sitio se compone de dos lotes existentes en 28725 y 28731 Puiol Street en la ciudad de Temecula, condado de Riverside, CA (APN 922-062-010 y -016).

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) según la Ley de Política Ambiental Nacional de 1969 (NEPA).

Las razones de la decisión de no preparar una DIA son: 1) un informe de Evaluación Ambiental (EA) preparado para esta propuesta documenta que el proyecto no tendrá un efecto significativo en el medio ambiente humano y que el cumplimiento de las leyes y normas ambientales federales relacionadas logrado; 2) el tamaño del proyecto está muy por debajo del nivel de umbral de EIS de 2,500 unidades establecido por la regulación federal en

24 CFR 58.37; 3) el proyecto no tendrá efectos adversos en la salud o seguridad pública, ni tendrá efectos adversos en áreas ecológicamente sensibles; y 4) el proyecto cumple con las leyes federales, estatales y locales relacionadas con la protección del medio ambiente y se ajusta a la zonificación y al Plan General de la Ciudad de Temecula. La información adicional del proyecto está contenida en el Registro de Revisión Ambiental (ERR) archivado en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Avenue, Riverside, California 92504. La EA puede ser examinada o copiada entre las 8:00 am y 5:00 pm, de lunes a viernes.

COMENTARIOS PÚBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre la ERR al Departamento de Vivienda, Prevención de Personas sin Hogar y Soluciones para la Fuerza Laboral, Atención Diana Acosta en 5555 Arlington Avenue, Riverside, California 92504 o enviar comentarios por correo electrónico a diacosta@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente el 30 de marzo de 2021 o alrededor de esa fecha serán considerados por el Condado de Riverside antes de autorizar la presentación de una solicitud de liberación de fondos. Los comentarios deben especificar a qué "aviso" se dirigen.

LIBERACIÓN DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que Karen Spiegel, en su calidad de Presidenta de la Junta de Supervisores, consiente en aceptar la jurisdicción de los tribunales federales si se entabla una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental, y que estas responsabilidades han sido satisfechas. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el condado de Riverside utilice los fondos del Programa de asociaciones de inversión HOME.

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 recepción efectiva de la solicitud (el que sea más tarde) sólo si están en una de las siguientes bases:

- a. la certificación no fue ejecutado por el Oficial de Certificación del Condado de Riverside;
- b. el condado de Riverside ha omitido un paso o dejado de tomar una decisión o fallo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención se ha comprometido fondos o costos no autorizados por el 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por HUD incurrido; o
- d. otra agencia federal actuando de conformidad con 40 CFR Parte 1504 ha presentado un escrito al constatar que el proyecto no es satisfactoria desde el punto de vista de la calidad ambiental.

Las objeciones 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 Campo de HUD Los Angeles en 611 W. 6th 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 Campo (Tel. 213-894- 8000 o vía fax 213-894-8122) para verificar el actual último día del periodo de objeción.

Press-Enterprise: 3/15

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

Project Information

Project Name: Habitat-Way-Il-Family-Housing-Project

HEROS Number: 900000010171221

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

RE Preparer: Diana Acosta

State / Local Identifier:

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity): Habitat for Humanity Inland Valley

Point of Contact: Tammy Marine

Consultant (if applicable): Birdseye Planning Group, LLC

Point of Contact: Ryan Birdseye, Principal

Project Location: 28725 and 28731 Pujol Street , Temecula, CA 92590

Additional Location Information:

The site is comprised to two existing lots at 28725 and 28731 Pujol Street in the City of Temecula, Riverside County, CA (APN 922-062-010 and -016). The site is 0.46 acres and adjacent to and north of the completed Habitat I project. The affordable housing

site is shown in Figure 1 - Vicinity Map). The site is zoned SP5, Old Town Specific Plan. The project area is designated for Neighborhood Residential development.

Direct Comments to: Department of Housing, Homelessness Prevention and Workforce Solutions, ATTN: Diana Acosta at 5555 Arlington Avenue, Riverside, California 92504 or email comments to diacosta@rivco.org.

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

The project site is comprised of two lots totaling approximately 0.46 acres at 28725 Pujol Street located northwest of the 1st Street intersection (APN 922062010 and 016). The project would construct four buildings containing 6 for sale residential units and an outdoor common area. The Proposed Project will consist of two duplexes with attached garages that comprise two buildings. The other two units are attached to form the third building. The garages to those units are separate, but attached, behind the other two units. The purpose of the proposed project is to provide affordable for sale residences to income qualifying buyers. The site is currently vacant and adjacent to an existing Habitat for Humanity project to the south and single family residential to the north. Funds would be allocated from resources using Housing and Urban Development (HUD) funds; and thus, the project is subject to National Environmental Policy Act (NEPA) review by HUD to demonstrate compliance with applicable federal regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58. Project construction of the 6 units evaluated herein is expected to begin in mid 2021 and be completed in mid 2022. The affordable housing site plan is provided as Figure 2 - Site Plan.

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

The purpose of the proposed project is to provide affordable for sale residences to income qualifying buyers.

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

The site is approximately 0.46 acres in size (APN 92206210 and 016). The site is currently vacant and adjacent to the Habitat I project located to the south. The site is bordered by the following uses: North: Single family residence; South: Habitat I multifamily project; East: Existing multifamily

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

[Figure 2 Site Plan.pdf](#)

[Site Visit 1 14 2021.docx](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:
[HEROS Signature.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
NSP1.3-21-007-3rd	Community Planning and Development (CPD)	Neighborhood Stabilization Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,313,417.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,514,667.00

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 located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the French Valley Airport which is located 5.3 miles to the northeast at 37600 Sky Canyon Drive, Murrieta, CA. The airport property is located with the

		<p>unincorporated community of French Valley in Riverside County. The project site is located outside the compatibility zone boundaries of the Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Map FV?1 in the French Valley Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document adopted, December 2004 and amended April 2010). March Air Reserve Base is the closest military facility and is located approximately 27 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is located in the City of Temecula, approximately 31 miles west of the Pacific Ocean and coastal zone. No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management</p>

		<p>Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. See attached FEMA Floodplain Map.</p>																		
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>																				
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: . This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2016.3.2 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2021-2022 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions</p> <table border="1" data-bbox="976 1449 1461 1797"> <thead> <tr> <th>Pollutant</th> <th>Daily Emissions (lbs. per day)</th> <th>Standard (lbs. per day)</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>7.7</td> <td>75</td> </tr> <tr> <td>NOx</td> <td>8.0</td> <td>100</td> </tr> <tr> <td>CO</td> <td>7.9</td> <td>550</td> </tr> <tr> <td>PM10</td> <td>0.8</td> <td>150</td> </tr> <tr> <td>PM2.5</td> <td>0.6</td> <td>55</td> </tr> </tbody> </table> <p>ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles</p>	Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)	ROG	7.7	75	NOx	8.0	100	CO	7.9	550	PM10	0.8	150	PM2.5	0.6	55
Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)																		
ROG	7.7	75																		
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PM10	0.8	150																		
PM2.5	0.6	55																		

		<p>and use of energy to operate the household. Emissions were projected using CalEEMod 2016.3.2 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 1.8 55 NOx 0.8 55 CO 4.6 550 PM10 0.77 150 PM2.5 0.54 55 SOx 0.01 150 SOx - Sulfur Oxides</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 31 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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. Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental, Inc. (December 2020), there are no recognized Environmental Conditions on or related to the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any</p>

		adverse impacts related to toxic substances, explosive or flammable operations.
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project is currently vacant. There are several ornamental trees on the site that would be removed to accommodate the project. All are common species. Per the City of Temecula General Plan, there are no federal or state listed species plant or wildlife species or their habitat is located on the site; and thus, none would be affected by the proposed project. The project is currently vacant. There are several ornamental trees on the site that would be removed to accommodate the project. All are common species. Per the City of Temecula General Plan, there are no federal or state-listed species plant or wildlife species or their habitat is located on the site; and thus, none would be affected by the proposed project.</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>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. The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to</p>

		<p>the site that present a potential explosive or flammable hazard. As referenced, Weis Environmental, Inc., prepared a Phase I ESA (December 2020) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. No mitigation measures are required.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project 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. The project site is currently vacant; however, it is located within an urbanized area within the City of Temecula. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (October 2020). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. See attached FEMA Floodplain Map. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of</p>

		<p>Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.</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>Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. A Cultural Resources Survey (January 2021) was prepared for the project site. (Anza Resource Consultants, Inc.) The Cultural Resource Survey included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. A review of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC) was requested on November 13, 2020. The NAHC sent a response on November 18, 2020, stating that a search of the SLF was completed with positive results (i.e., sacred lands or resources important to Native Americans are recorded within the vicinity of the project's Area of Potential Effect (APE) and recommended that the Pechanga Band of Luiseno Indians (Pechanga) be contacted for consultation. On November 19, 2020, letters were mailed to NAHC listed contacts for Riverside County describing the project and asking if the contacts had knowledge regarding cultural resources of Native American origin within or near the APE. The Quechan Indian Tribe responded via email on November 24, 2020, stating that the</p>

	<p>tribe does not wish to comment and defers to more local tribes. On January 15, 2021, a teleconference was held with Ebru Ozdil, Cultural Analyst, and Michele Fahley, Deputy General Counsel of Pechanga. Pechanga expressed that the project APE is within a broad traditional cultural property (TCP) called 'Xva Temeeku and approximately 0.5 mile north of a NRHP listed TCP of Pechanga's origin area. Pechanga is requesting formal Section 106 government to government consultation with the U.S. Department of Housing and Urban Development (HUD) to identify and evaluate potential project effects to the TCP in consultation with HUD. The cultural resource pedestrian survey was conducted on December 22, 2020. No archaeological or historic built environment resources were identified within the project APE during the pedestrian survey. With respect to historic resources, one local register listed historic period residence (the Angel Ramirez House; P-33-007763) was formerly present on the site. This resource was demolished in 2002. One local register listed historic period residence (the Al Otto House; P-33-007761) is located adjacent to and north of the site; and thus, is within the indirect APE. This resource was evaluated in 1983 and again in 1994 as part of the City of Temecula Old Town Specific Plan and found eligible for local listing but not the National Register of Historic Places (NRHP). Another local register listed historic building (P-33-007764) was formerly present within the indirect APE; however, this resource was destroyed in 2002 and a modern residential complex was developed on the lot. No historic properties listed or eligible for listing on the National</p>
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		Register of Historic Places are located on or in proximity to the project site.
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>A Noise Assessment was conducted. The noise level was acceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The HUD DNL Calculator was used to quantify existing noise levels based on traffic volumes counted while taking the noise measurement. The exterior 24-hour average (Ldn) traffic-related noise was calculated as part of the Rancho Highlands project using the HUD DNL Calculator software program. The Ldn metric is similar to the CNEL and used for the purpose evaluating noise impacts per HUD criteria. The existing Ldn 59 dBA which meets HUD standards and is consistent with peak hour noise levels measured at the site. Average daily trips for each unit are based on the Institute of Traffic Engineers Trip General Manual (10th Edition) which states that each unit would generate 6 trips daily. Thus, the project would generate 36 daily trips. When added to the baseline trips, the project would have effect on the baseline Ldn.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. According to the U.S. Fish and Wildlife</p>

		Service's Wetlands Online Mapper, no wetlands are located on the site nor are any wetlands located in proximity to the site. No adverse impacts related to wetlands protection are anticipated.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of the City of Temecula. The San Luis Rey River is the nearest river and is located approximately 10 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 6 affordable residences for purchase by income qualifying buyers. The project would not remove housing or otherwise displace minority or low income communities to accommodate construction. The project would not violate 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			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is located in the Specific Plan (SP) -5 (Old Town Specific Plan) zoning district and designated for Neighborhood Residential use. The project will comply with all zoning regulations and design guidelines provided in the Old Town Specific Plan. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils. As referenced in the Phase I ESA, soils on the site are comprised of Pleistocene and Holocene alluvium, lake, playa, and terrace deposits. These are generally comprised of unconsolidated and semi-consolidated sands, silts, clays and gravels. The site not located with an established Alquist-Priolo Earthquake Fault Zone and no active faults are known to occur beneath the site. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in a site specific Geotechnical Report would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. Slope Erosion. Surface drainage on-site occurs as sheet flow which appears to travel east towards Pujol Street or south to Habitat Way. The site does not appear to receive significant drainage from off-site properties. A drainage channel was constructed along the western property line as part of the Habitat I project. It is presumed that a similar facility would be constructed along the western property boundary of the proposed Habitat II site. The site is flat;	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>thus, the potential for erosion would increase as soils are disturbed during grading. However, the project would not create steep slopes or otherwise increase erosion post-construction. As discussed below, runoff will be conveyed and detained on-site during and post-construction. Stormwater Runoff. The site is 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb less than one acre of soil during construction; thus, the applicant would be required to prepare a Water Quality Management Plan to control runoff. However, coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity would not be required because the site is less than one-acre in size. The WQMP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. This would ensure that erosion and sedimentation impacts would be less than significant. This project site will discharge into stormwater infrastructure along Pujol Street. Prior to discharge, storm flows will be conveyed into surface swales for water quality treatment. Post-construction water quality impacts would be less than significant.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying individual and families. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>on-site. The project would not emit or release hazardous waste or emissions. As referenced, the Phase I ESA states that the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Temecula requirements and Specific Plan design guidelines for fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would not be exposed to exterior noise levels that currently exceed acceptable limits within the City of Temecula Municipal Code or HUD exterior and interior standards.</p>	
Energy Consumption/Energy Efficiency	2	<p>Neither construction nor operation of the project would require significant amounts of energy. During construction, the proposed project would require the use of energy to power the construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards. Therefore, no adverse energy consumption impacts would occur.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. The residences would be occupied by owners rather than</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		tenants; thus, the project would not provide employment opportunities. The project would not impact jobs by removing employment opportunities.	
Demographic Character Changes / Displacement	1	The proposed project would develop a new residential facility designed for purchase by income qualifying buyers. The site is currently vacant and undeveloped. All construction would be confined to the proposed site. Minor off-site improvements would be required for access and utility connections and construction of curb/sidewalk and gutters. The surrounding project area is comprised of residential uses. The proposed residential development would be consistent with the City of Temecula General Plan and Old Town Specific Plan. The project would not adversely affect community character or displace existing residents.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The school nearest the site is Vail Elementary School located at 29835 Mira Loma Drive approximately 1.1 miles northeast of the site. Temecula Valley High School is located at 31555 Rancho Vista Road approximately 2 miles northeast of the site. The City of Temecula provides library and related cultural services to its residents through the Community Services Department. The nearest library is the Ronald H. Roberts Public Library located at 30600 Pauba Road approximately 1.6 miles northeast of the site. The project is comprised of six residences for purchase by income qualifying residents. It is expected that school-age children will live on the property. Per the Temecula Valley Unified School District Fee Justification Report (March 2020) student generation rate of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>.56 students (i.e., elementary, middle and high school) per multifamily residence. Assuming 6 residences, the total number of school age children living at the property could be 3-4. Payment of impact fees by the applicant would contribute fair share funds needed to expand school capacity as needed to address future capacity constraints. With respect to library services, it is possible that residents may visit the library; however, the total population would not exceed the service population to the extent that new library facilities are required. Furthermore, a portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The proposed project would not provide commercial space. However, the need for goods and services required by the new residents would likely be met by vendors and existing businesses within the area. The commercial area proximal to Old Town and east of I-15 would provide the goods and services needed by new residents. No adverse impact to commercial facilities would occur as a result of the project.</p>	
Health Care / Social Services (Access and Capacity)	1	<p>It is assumed project residents are currently residing in the Temecula area of western Riverside County. The number of residents that would reside on the site is not expected to increase the general population to the degree that expanded health care services would be required. Temecula Valley Hospital is located approximately 2.5 miles to the southeast at 31700 Temecula Parkway. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. Riverside Transit Route 24 serves Pujol</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Street and Temecula Valley Hospital. No adverse impacts related to health care or social services is expected.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. No specific requirements for recycling and disposal of construction and demolition debris are specified in Temecula Municipal Code. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. Solid waste generated in the City of Temecula is collected by CR&R, Inc. and disposed of in county landfills. The nearest landfill is Badlands Landfill located in Moreno Valley, California. However, it is at or nearing capacity with closure expected by 2022. Thus, solid waste generated by the proposed project would likely be disposed of at the Lamb Canyon landfill located south of Beaumont, CA. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. The project is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>consistent with the SP-5 land use designation; and thus, waste volumes have been forecast as part of regional projections for the purpose of estimating landfill demand. No adverse impact to landfills associated with project-related waste disposal would occur.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>The proposed project would utilize existing sewer connections managed by the Rancho California Water District. Wastewater flows originating in the District service area are treated at the Santa Rosa Water Reclamation Facility in Murrieta. The treatment plant was constructed in 1989 and has the capacity to treat five million gallons of wastewater per day. The project site is located in an urbanized area that is connected to existing infrastructure. The project would connect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Because the project is being constructed as part of an approved Specific Plan, wastewater treatment capacity has been allocated to the project. Prior to the issuance of building permits, wastewater impact fees would be paid to the City to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>Potable water would be provided by the Rancho California Water District. The proposed project would utilize existing water connections. Potential water supply impacts were evaluated as part of the Old Town Specific Plan process which was approved in 2010. Because the project is being constructed as part of an approved Specific Plan, water supplies have been allocated to the project. The project is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project.	
Public Safety - Police, Fire and Emergency Medical	2	The City of Temecula and Riverside County Fire Department provides fire protection, paramedic and emergency medical technician services to the City of Temecula and the project site. Temecula Station Number 12 is located at 28330 Mercedes Street which is 0.65 miles northeast of the site on the west side of Interstate 15. Riverside County Fire Station 84 is located at 30650 Pauba Road approximately 1.6 miles northeast of the site. The project area is served by the City of Temecula Police Department. The Temecula Police Department employs officers at the rate of approximately one officer per 1,063 residents and operates from the two locations - one in Old Town Temecula and the other in the Promenade Mall. While the project would increase the residential population within the City of Temecula, demand for fire and police services are evaluated cumulatively by the City as part of the project review process. The proposed project would increase demand for fire services and police protection services; however, the residents would not increase demand to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. No adverse impacts related to police services would occur.	
Parks, Open Space and Recreation (Access and Capacity)	2	The nearest park is Duck Pond Park located approximately 0.85 miles northeast of the site. The project would	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct a common outdoor area on the east side of the site which would provide recreational opportunities for residents. With payment of development impact fees (DIFs), no adverse impacts to parks and recreation facilities associated with the project would occur.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	2	<p>Project construction and material staging would occur on the project site. During construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site via Habitat Way. Riverside Transit Route 24 serves Pujol Street which fronts the project site to the east. An existing transit stop is located adjacent to the north of the site. Pedestrian sidewalk access is also provided throughout the area. The project would construct a sidewalk with curb/gutter improvements on the Pujol Street frontage. No marked bicycle lanes are provided on Pujol Street. The project would provide a total of six units. Based on the unit count, it would be exempt from preparation of a traffic impact analysis per Section 3 of the Traffic Impact Analysis Guidelines (May 2011). Thus, the project would not generate enough trips to cause an adverse traffic impact. Transportation/accessibility impacts would be less than significant.</p>	
NATURAL FEATURES			
<p>Unique Natural Features /Water Resources</p>	2	<p>The proposed project site is located within an urbanized area within the City of Temecula. The project site is 0.46 acre in size and flat. Vegetation is comprised of ruderal species and remnant ornamental tree species. There are no unique natural features or water resources occurring on</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		the project site. No impact to unique natural features or water resources would be required.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The Project site is not located in or adjacent to any United States Fish and Wildlife Service (USFWS) proposed and/or designated Critical Habitat for any threatened and/or endangered plant and/or wildlife species. No species other than common birds were observed during the November 19, 2020 site visit. As referenced, vegetation is limited to ruderal species and remnant ornamental trees. No impact to sensitive vegetation or wildlife species would occur as a result of the proposed project.	
Other Factors	2	There are no other factors applicable to the proposed project.	

Supporting documentation

[28725 and 28731 Pujol Street Phase I ESA\(2\).pdf](#)

[Old Town Specific Plan LU Map.pdf](#)

[Coastal Zone screenshot\(5\).png](#)

Additional Studies Performed:

Air Emission Calculations, January 2021 Phase I Cultural Resource Report, Anza Resource Consultants, Inc. January 2021 Phase I Environmental Site Assessment , Weis Environmental, Inc., December 2020 Field Inspection (Date and completed by): A field inspection was conducted on November 19, 2020. Subsequent field work was conducted for preparation of the Phase I Environmental Site Assessment and Cultural Resources Survey.

Field Inspection [Optional]: Date and completed

by:

Diana Acosta

1/14/2021 12:00:00 AM

[Site Visit 1 14 2021.docx](#)

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

a. Riverside County Airport Land Use Compatibility Plan, French Valley Airport, adopted December 2004 and amended April 2010. b. Project Plans and Site Inspection, October 2020. c. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, January 2021 d. California Emission Estimator Model, 2016.3.2. e. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml f. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Envirostar database. <http://www.envirostor.dtsc.ca.gov/public/>. g. Phase I Environmental Site Assessment, Pujol Street Project, Weis Environmental, Inc., December 2020 h. California Department of Conservation, DLRP Important Farmland Finder. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed online January 2021. i. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone Viewer, January 2021. <https://egis.fire.ca.gov/FHSZ/> j. California Department of Transportation Noise, Vibration, and Hazardous Materials Office. September 2013. Transportation and Construction Induced Vibration Guidance Manual. k. Rancho California Water District Integrated Regional Water Master Plan, 2014. l. City of Temecula Fire Department website, accessed December 2020 m. City of Temecula Police Department website, accessed December 2020 n. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C272OG, prepared August 28, 2008; o. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online October 2020. p. United States Fish & Wildlife Service, Wetlands Mapper, accessed December 2020 <https://www.fws.gov/wetlands/data/mapper.html> q. US Environmental Protection Agency, Sole Source Aquifer website accessed October 2020 <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> r. Temecula Valley Unified School District Fee Justification Report for New Residential and Commercial/Industrial Development, March 2020. s. Phase I Cultural Resource Assessment, Pujol Street Project, Weis Environmental Consultants, December 2020 t. City of Temecula Zoning Code - Old Specific Plan (SP-5) u. HUD DNL Calculator, accessed January 2021 v. City of Temecula, Traffic Impact Assessment Guidelines, May 2020

List of Permits Obtained:

Residential Grading and Building Permits - City of Temecula

Public Outreach [24 CFR 58.43]:

Public Notice of Finding of No Significant Impact and Request for Release of Funds will be published in the Press Enterprise for a 15 day public comment period.

[Public Notice HW II.pdf](#)

[PE Public Notice Request HW II FONSI and RROF.pdf](#)

[RROF HW II.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of an affordable housing project that would provide six affordable for purchase units for income qualifying buyers. No significant or adverse impacts associated with the Habitat II were identified. No cumulative impacts were identified.

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

No Action Alternative [24 CFR 58.40(e)]

If the proposed project was not implemented, the 0.46-acre site would likely remain vacant or developed for residential purposes. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

Summary of Findings and Conclusions:

The project site is comprised of two lots totaling approximately 0.46 acres at 28725 Pujol Street located northwest of the 1st Street intersection (APN 922-062-010 and -016). The project would construct four buildings containing 6 for-sale residential units and an outdoor common area. The site is currently vacant and adjacent to an existing Habitat for Humanity project to the south and single-family residential to the north. The majority of the site is not located within an established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in a site-specific Geotechnical Report would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would occur. No historic or archaeological resources are known to be present onsite. The proposed project exterior noise levels along Pujol Street currently do not exceed City of Temecula standards for residential areas. The project would not noticeably change exterior noise levels. Interior noise standards would be met. No impacts to sensitive biological resources would occur. The project would not adversely affect public services. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. The proposed project would increase the intensity of the uses on-site. Traffic volumes would not contribute to cumulative traffic impacts at neighboring

intersections. The project would conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Permits, reviews and approvals	Residential Grading and Building Permits - City of Temecula	N/A	

Mitigation Plan

The project will not result in a significant impact on the quality of the human environment.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the French Valley Airport which is located 5.3 miles to the northeast at 37600 Sky Canyon Drive, Murrieta, CA. The airport property is located with the unincorporated community of French Valley in Riverside County. The project site is located outside the compatibility zone boundaries of the Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Map FV?1 in the French Valley Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document adopted, December 2004 and amended April 2010). March Air Reserve Base is the closest military facility and is located approximately 27 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

Supporting documentation

[Airport Compatibility Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

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

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is located in the City of Temecula, approximately 31 miles west of the Pacific Ocean and coastal zone. No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.

Supporting documentation

[Coastal Zone screenshot\(1\).png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

Screen Summary

Compliance Determination

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. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. See attached FEMA Floodplain Map.

Supporting documentation

[FEMA Flood Map Service Center Search By Address.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

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

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

Carbon monoxide	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2016.3.2 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2021-2022 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	7.7	75
NOx	8.0	100
CO	7.9	550
PM10	0.8	150
PM2.5	0.6	55

ROG - Reactive Organic Gases
NOx - Nitrogen Oxides
CO - Carbon Monoxide
PM10 - Particulate Matter 10
PM2.5 - Particulate Matter 2.5

Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2016.3.2 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	1.8	55
NOx	0.8	55
CO	4.6	550
PM10	0.77	150
PM2.5	0.54	55
SOx	0.01	150

SOx - Sulfur Oxides

4. Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: . This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2016.3.2 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2021-2022 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	7.7	75
NOx	8.0	100
CO	7.9	550
PM10	0.8	150
PM2.5	0.6	55

ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2016.3.2 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	1.8	55
NOx	0.8	55
CO	4.6	550
PM10	0.77	150
PM2.5	0.54	55
SOx	0.01	150

SOx - Sulfur Oxides

Supporting documentation

[CalEEModSummer.pdf](#)

[CalEEMod.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

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

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 31 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

Supporting documentation

[Coastal Zone screenshot.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

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

1. 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:

Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental, Inc. (December 2020), there are no recognized Environmental Conditions on or related to the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations.

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

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. Based on a review of available databases listing known hazard sites (Geotracker, Envirostar) and the Phase I ESA prepared for the proposed project by Weis Environmental, Inc. (December 2020), there are no recognized Environmental Conditions on or related to the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations.

Supporting documentation

[Water Resources Geotracker screenshot.png](#)
[Toxic Envirostar screenshot.png](#)
[28725 and 28731 Pujol Street Phase I ESA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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.

Screen Summary

Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project is currently vacant. There are several ornamental trees on the site that would be removed to accommodate the project. All are common species. Per the City

of Temecula General Plan, there are no federal or state listed species plant or wildlife species or their habitat is located on the site; and thus, none would be affected by the proposed project. The project is currently vacant. There are several ornamental trees on the site that would be removed to accommodate the project. All are common species. Per the City of Temecula General Plan, there are no federal or state-listed species plant or wildlife species or their habitat is located on the site; and thus, none would be affected by the proposed project.

Supporting documentation

[Coastal Zone screenshot\(2\).png](#)

[Wild and Scenic River screenshot\(1\).png](#)

[Wetland Mapper\(1\).pdf](#)

[Endangered Species.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

- No
- Yes

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

- No

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

Yes

Screen Summary

Compliance Determination

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. The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to the site that present a potential explosive or flammable hazard. As referenced, Weis Environmental, Inc., prepared a Phase I ESA (December 2020) for the project site. The project site does not contain facilities containing hazardous

materials or that are affected by a known release of hazards or hazardous materials.
No mitigation measures are required.

Supporting documentation

[Water Resources Geotracker screenshot\(1\).png](#)
[28725 and 28731 Pujol Street Phase I ESA\(1\).pdf](#)
[Explosion hazards screenshot.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

No

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

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

Screen Summary

Compliance Determination

This project 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. The project site is currently vacant; however, it is located within an urbanized area within the City of Temecula. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (October 2020). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.

Supporting documentation

[Farmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

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

[FEMA Flood Map Service Center Search By Address\(1\).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

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. See attached FEMA Floodplain Map. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C3285G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.

Supporting documentation

[FEMA Flood Map Service Center Search By Address\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

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).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

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

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. A Cultural Resources Survey (January 2021) was prepared for the project site. (Anza Resource Consultants, Inc.) The Cultural Resource Survey included a cultural resources records search, Sacred Lands File

search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. A review of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC) was requested on November 13, 2020. The NAHC sent a response on November 18, 2020, stating that a search of the SLF was completed with positive results (i.e., sacred lands or resources important to Native Americans are recorded within the vicinity of the project's Area of Potential Effect (APE) and recommended that the Pechanga Band of Luiseno Indians (Pechanga) be contacted for consultation. On November 19, 2020, letters were mailed to NAHC listed contacts for Riverside County describing the project and asking if the contacts had knowledge regarding cultural resources of Native American origin within or near the APE. The Quechan Indian Tribe responded via email on November 24, 2020, stating that the tribe does not wish to comment and defers to more local tribes. On January 15, 2021, a teleconference was held with Ebru Ozdil, Cultural Analyst, and Michele Fahley, Deputy General Counsel of Pechanga. Pechanga expressed that the project APE is within a broad traditional cultural property (TCP) called 'Xva Temeeuku and approximately 0.5 mile north of a NRHP listed TCP of Pechanga's origin area. Pechanga is requesting formal Section 106 government to government consultation with the U.S. Department of Housing and Urban Development (HUD) to identify and evaluate potential project effects to the TCP in consultation with HUD. The cultural resource pedestrian survey was conducted on December 22, 2020. No archaeological or historic built environment resources were identified within the project APE during the pedestrian survey. With respect to historic resources, one local register listed historic period residence (the Angel Ramirez House; P-33-007763) was formerly present on the site. This resource was demolished in 2002. One local register listed historic period residence (the Al Otto House; P-33-007761) is located adjacent to and north of the site; and thus, is within the indirect APE. This resource was evaluated in 1983 and again in 1994 as part of the City of Temecula Old Town Specific Plan and found eligible for local listing but not the National Register of Historic Places (NRHP). Another local register listed historic building (P-33-007764) was formerly present within the indirect APE; however, this resource was destroyed in 2002 and a modern residential complex was developed on the lot. No historic properties listed or eligible for listing on the National Register of Historic Places are located on or in proximity to the project site.

Supporting documentation

[Coastal Zone screenshot\(3\).png](#)
[RE Pechanga Tribe Section 106 Comments on Habitat Way II in Temecula APNs 922-062-010 922-062-016 .msg](#)

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[Pechanga Tribe Section 106 Comments on Habitat Way II in Temecula APNs 922-062-010 922-062-016 .msg](#)

[Habitat Way II in Temecula CA .msg](#)

[TDAT Report 9ef93f80-5533-11eb-8e48-005056aa7b20 Jan 12 2021.xlsx](#)

[Tribal Letters.pdf](#)

[Habitat Way SHPO Letter.docx](#)

[Anza Habitat II Pujol Cultural.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 70

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: 70

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The HUD DNL Calculator was used to quantify existing noise levels based on traffic volumes counted while taking the noise measurement. The exterior 24-hour average (Ldn) traffic-related noise was calculated as part of the Rancho Highlands project using the

HUD DNL Calculator software program. The Ldn metric is similar to the CNEL and used for the purpose evaluating noise impacts per HUD criteria. The existing Ldn 59 dBA which meets HUD standards and is consistent with peak hour noise levels measured at the site. Average daily trips for each unit are based on the Institute of Traffic Engineers Trip General Manual (10th Edition) which states that each unit would generate 6 trips daily. Thus, the project would generate 36 daily trips. When added to the baseline trips, the project would have effect on the baseline Ldn.

Supporting documentation

[Airport Compatibility Map\(1\).pdf](#)

[DNL Calculator W Project.pdf](#)

[DNL Calculator HUD Exchange Existing.pdf](#)

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 on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific

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Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.

Supporting documentation

[Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site nor are any wetlands located in proximity to the site. No adverse impacts related to wetlands protection are anticipated.

Supporting documentation

[Wetland Mapper.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of the City of Temecula. The San Luis Rey River is the nearest river and is located approximately 10 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.

Supporting documentation

[Wild and Scenic River screenshot.png](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 6 affordable residences for purchase by income qualifying buyers. The project would not remove housing or otherwise displace minority or low income communities to accommodate construction. The project would not violate Executive Order 12898.

Supporting documentation

[Coastal Zone screenshot\(4\).png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No