

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



ITEM: 3.12  
(ID # 24274)

**MEETING DATE:**

Tuesday, July 09, 2024

**FROM :** HOUSING AND WORKFORCE SOLUTIONS

**SUBJECT:** HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Riley Senior Apartments Affordable Multifamily Housing Project Located in the City of Lake Elsinore Pursuant to the National Environment Policy Act (NEPA) and Approval of Request for Release of Funds to U.S. Department of Housing and Urban Development (HUD); District 2. [100% Housing Choice Voucher Program Project Based Vouchers - \$0]

**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 the Riley Senior Apartments (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 (RROF) for Housing Choice Voucher Program (HCVP) Project Based Vouchers for the Proposed Project;
3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
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 Housing and Workforce Solutions (HWS), 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.

**ACTION:Policy**

  
Heidi Marshall, Director 5/23/2024

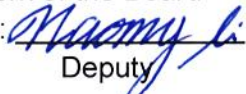
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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 9, 2024  
xc: HWS, HUD

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Housing Choice Voucher Program Project Based Vouchers – 100% HUD Federal Funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24-24/25	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

City of Lake Elsinore, a general law city and incorporated municipality (Developer), was awarded a total of fifteen (15) Housing Choice Voucher Project Based Vouchers (PBVs) for the Riley Senior Apartments (Proposed Project) through a Request for Proposal released by the Housing Authority of the County of Riverside on June 2, 2023 (RFP No. 2023-110). The Developer will develop and finance new construction of the Proposed Project consisting of a 16-unit multi-family development (which includes one manager’s unit) of affordable rental housing for extremely low-income senior households.

The Proposed Project will consist of two buildings comprised of 16 one-bedroom units. The site is approximately 0.54 acres of Developer-owned land located at 200 N. Riley Street, in the City of Lake Elsinore, also identified as Assessor’s Parcel Number 374-162-063 (Property).

The PBVs will serve as a rental subsidy for the clients on the Housing Authority’s Housing Choice Voucher Program (HCVP) waiting list for the Proposed Project. Upon environmental clearance and Developer securing necessary funding to develop the Proposed Project, the Housing Authority will enter into an Agreement for Housing Assistance Payments (AHAP) with Developer for the PBVs subject to approval by the Housing Authority’s Board of Commissioners.

The PBVs have an estimated value of \$1,717,200 in rental subsidies over the 20-year term of the agreement that may be extended for an additional 20 years. The Developer has requested \$5,000,000 in ARPA funds. At a later date, Housing and Workforce Solutions Department (HWS) will request approval from the Board of Supervisors for the reallocation of \$4,000,000 of the Lake Elsinore Apartments funding, previously approved on June 28, 2022 (Minute Item 3.32), to Riley Senior Apartments to pay a portion of the new construction and development costs related to the Riley Street Senior Apartments Housing Project, along with the approval of an allocation of \$1,000,000 from ARPA to Riley Senior Apartments derived from County’s ARPA Allocation. The estimated total development cost is \$8,687,500.

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR



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Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, by and through its Housing and Workforce Solutions Department (HWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On May 31, 2024, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on June 10, 2024, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds.

**Impact on Residents and Businesses**

The development of 16 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact on the County's General Fund. The Housing Authority's contribution to the project is anticipated to include only the Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers which are fully funded from the United States Department of Housing and Urban Development.

**Attachments:**

- County of Riverside FONSI
- County of Riverside Environmental Assessment
- Request for Release of Funds - HCVP Project Based Vouchers
- Public Notice FONSI/RROF and Proof of Publication

  
Erianis Lontajo, Principal Management Analyst

6/26/2024

  
Aaron Gettis, Chief of Deputy County Counsel

6/25/2024



U.S. Department of Housing and Urban  
 Development  
 451 Seventh Street, SW  
 Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

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

### Project Information

**Project Name:** Riley-Street-Senior-Apartments

**HEROS Number:** 900000010396326

**Project Location:** 200 N Riley St, Lake Elsinore, CA 92530

#### **Additional Location Information:**

The project site consists of an approximately 0.54-acre vacant site at the northeast corner of the intersection of North Riley Street and West Heald Avenue. Specifically, this site is referred to as 200 North Riley Street and Assessor's Parcel Number 374-162-036.

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

The proposed project consists of the construction of a 16-unit affordable senior apartment complex. The proposed apartment complex would total 17,372 square feet across two buildings with a mix of one-bedroom and two-bedroom units which would be offered to seniors at affordable rents. Additional improvements consist of recreational amenities including a picnic and barbeque area, parking lot, trash enclosure, and other ancillary improvements. Frontage and landscape improvements along both West Heald Avenue and North Riley Street would also be included as part of the development of the proposed project. The proposed building design incorporates recessed windows, window surrounds, arched colonnades, trellised shade structures, decorative window eaves, smooth stucco texture finish, and concrete tile roofs to create an effective architectural design.

### Funding Information

Grant Number	HUD Program	Program Name	
PBV2-24-001	Public Housing	Project-Based Voucher Program	\$1,717,200.00

**Estimated Total HUD Funded Amount:** \$1,717,200.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$8,687,500.00

#### **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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Historic Preservation	<p>The cultural resources survey recommends an archaeological and Luiseno Native American monitoring program be implemented for all initial ground-disturbing construction activities consistent with the mitigation identified in the City of Lake Elsinore General Plan Update Program EIR. The monitoring program would include development of a pre-grading report to document the proposed methodology for grading activity observation; development of a Cultural Resources Treatment and Monitoring Agreement with an appropriate Luiseno Tribe; attendance by the archaeologist and Luiseno Native American monitor at a pre-construction meeting with the grading contractor; and the presence of archaeological and Native American monitors during initial ground-disturbing activities associated with the project. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Monitoring Tribe, applicant, and City staff to develop and implement appropriate avoidance, treatment, or mitigation measures.</p>
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	<p>Nesting Bird Survey (Migratory Bird Treaty Act Compliance): Trimming, grubbing, and clearing of vegetation shall be avoided during the general avian breeding season (February 1 to August 31) to the extent feasible. If trimming, grubbing, or clearing of vegetation, or other ground disturbed activities are proposed to occur during the general avian breeding season, a preconstruction survey shall be conducted by a qualified biologist no more than seven days before vegetation clearing to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, grubbing, and clearing of vegetation shall be allowed to proceed. If active bird nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by the biologist. Generally accepted buffers are 500 feet for raptors, a minimum of 300 feet for sensitive or listed</p>

	species, and 100 feet for other common avian species. Construction activities shall avoid any active nests until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.
Permits, reviews, and approvals	The project requires issuance of a grading permit, building permit, and encroachment permit(s) from the City of Lake Elsinore.

**Project Mitigation Plan**

Implementation of the identified mitigation measures and conditions of the project shall be monitored and verified by the City of Lake Elsinore Community Development Department.

**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: Anjanette Aguilar Date: 6/12/2024

Name / Title/ Organization: Anjanette Aguilar Barreras / / RIVERSIDE COUNTY

Certifying Officer Signature: Chuck Washington Date: 7/09/2024

Name/ Title: CHUCK WASHINGTON 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: Amber Dhillon 6/25/2024  
AMBER DHILLON DATE

ATTEST:  
KIMBERLY A. RECTOR, Clerk  
By Nancy Li  
DEPUTY



# 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. 08/31/2023)

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) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity  County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Annjanette Aguilar, 760.863.2541	7. Name and address of recipient (if different than responsible entity)  Same as Responsible Entity	
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		

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)  HUD-Project Based Vouchers /Riley Senior Apartments	10. Location (Street address, city, county, State)  200 N Riley St Lake Elsinore, CA 92530 County of Riverside
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### 11. Program Activity/Project Description

The Project activity proposes the use of 15 Project Based Vouchers by the City of Lake Elsinore, a general law city and incorporated municipality. The property sits on a parcel totaling approximately .54 acres located at 200 N. Riley Street, in the City of Lake Elsinore, also identified as Assessor's Parcel Number 374-162-063. Riley will consist of the new construction of a 16-unit multi-family development (which includes 1 manager's unit) of affordable rental housing for extremely low-income senior households. The Proposed Project will consist of two buildings comprised of 16 one-bedroom units.

The apartment units will be rented to extremely low-income individuals making at or below 30% of the area median income of the County of Riverside. In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include \$5,000,000 in American Rescue Plan Act (ARPA) funds and \$3,687,500 in City of Lake Elsinore LMIHAF. The total cost of development, during the permanent financing period, is approximately \$8,687,500.



**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

x 

Title of Certifying Officer

Chair, Riverside County Board of Supervisors  
CHUCK WASHINGTON

Date signed


7/09/2024

Address of Certifying Officer



ATTEST:

KIMBERLY A. RECTOR, Clerk

By   
DEPUTY

**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

x

Title of Authorized Officer

Date signed

**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)

FORM APPROVED COUNTY COUNSEL  
BY:  AMRIT P. BHILLON  
DATE: 6/25/2024

JUL 09 2024 3.12



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**PUBLIC NOTICE**

**June 24, 2024**

Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
Annjanette Aguilar, Preparer (760) 863-2541

**TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:**

These notices shall satisfy procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which “notice” their comments address.

**REQUEST FOR RELEASE OF FUNDS**

**On or about July 9, 2024**, 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: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

**PROJECT NAME:** Riley Senior Apartments

**PURPOSE:** The project activity includes the use of 15 PBVs to serve as a rental subsidy for Riley Senior Apartments (Riley) by the City of Lake Elsinore, a general law city and incorporated municipality. Riley will consist of the new construction of a 16-unit multi-family development (which includes 1 manager’s unit) of affordable rental housing for extremely low-income senior households. The Proposed Project will consist of two buildings comprised of 16 one-bedroom units. The apartment units will be rented to extremely low-income individuals making at or below 30% of the area median income of the County of Riverside.

**LOCATION:** The property sits on a parcel totaling approximately .54 acres located at 200 N. Riley Street, in the City of Lake Elsinore, also identified as Assessor’s Parcel Number 374-162-063.

This activity may be undertaken over multiple years.

**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 under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Annjanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above **on or before July 9, 2024** will be considered by the County of Riverside prior to 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 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 Housing, and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

## **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:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. 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 addressed to the following HUD Los Angeles Field Offices: Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov), Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.



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## NOTICIA PUBLICA

**24 de Junio del 2024**

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
Annjanette Aguilar, Preparadora (760) 863-2541

### **A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:**

Estos avisos deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que “aviso” tiene la dirección de sus comentarios.

### **SOLICITUD DE LIBERACION DE FONDOS**

**El 9 de Julio del 2024 o alrededor de esa fecha**, el Condado de Riverside presentara una solicitud a la Oficina de campo de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

**NOMBRE DEL PROYECTO:** Proyecto de Riley Senior Apartments

**PROPOSITO:** La actividad del proyecto incluye de 15 Viviendas Elección Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para ser utilizados por la ciudad de Lake Elsinore, una ciudad de ley general y municipio incorporado. Riley consistirá en la nueva construcción de un desarrollo multifamiliar de 16 unidades (que incluye 1 unidad del gerente) de viviendas de alquiler asequibles para hogares de personas mayores de ingresos extremadamente bajos. El proyecto propuesto consistirá en dos edificios compuestos por 16 unidades de un dormitorio. Las unidades de apartamentos se alquilarán a personas de ingresos extremadamente bajos que ganen igual o menos del 30% del ingreso medio del área del Condado de Riverside.

**UBICACIÓN:** La propiedad se encuentra en una parcela de aproximadamente .40 acres ubicada en 200 N. Riley Street, en la ciudad de Lake Elsinore, también identificada como Parcela del Tasador Número 374-162-063.

Esta actividad se puede realizar durante varios años.

### **NO HAY 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 Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harivco.org/>.

## COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annjanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a [AABarreras@rivco.org](mailto:AABarreras@rivco.org). Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 9 de Julio del 2024** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

## LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Ángeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. 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 Housing y Workforce Soluciones asignen Vales basaos en proyectos del programa de vales de elección de Vivienda en nombre del condado de Riverside.

## OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside omitió un paso o no tomo una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- d. otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Ángeles: Oficina de Vivienda Pública en [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Ángeles por correo electrónico para verificar el ultimo día real del periodo de objeción.



**The Press-Enterprise**

3512 14th Street  
Riverside, CA 92501  
Willoughby, OH 44096  
951-368-9222  
951-368-9018 FAX

5269086

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Riley Street Senior Project

**FILE NO. Riley Street Senior Project**

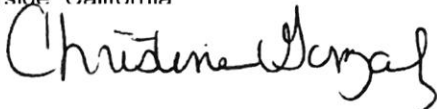
**PROOF OF PUBLICATION**

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:

**06/24/2024**

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

Date: June 24, 2024.  
At: Riverside California



Legal Advertising Representative, The Press-Enterprise

Legal No. 0011674905

**Ad Copy:**

**PUBLIC NOTICE**  
**June 24, 2024**

Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
Annianette Aguilar, Preparer (760) 863-2541

**TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:**

These notices shall satisfy procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

**REQUEST FOR RELEASE OF FUNDS**

On or about July 9, 2024, 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: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

**PROJECT NAME:** Riley Senior Apartments

**PURPOSE:** The project activity includes the use of 15 PBVs to serve as a rental subsidy for Riley Senior Apartments (Riley) by the City of Lake Elsinore, a general law city and incorporated municipality. Riley will consist of the new construction of a 16-unit multi-family development (which includes 1 manager's unit) of affordable rental housing for extremely low-income senior households. The Proposed Project will consist of two buildings comprised of 16 one-bedroom units. The apartment units will be rented to extremely low-income individuals making at or below 30% of the area median income of the County of Riverside.

**LOCATION:** The property sits on a parcel totaling approximately .54 acres located at 200 N. Riley Street, in the City of Lake Elsinore, also identified as Assessor's Parcel Number 374-162-063.

This activity may be undertaken over multiple years.

**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 under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Annianette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to [AABarreras@rivco.org](mailto:AABarreras@rivco.org). All comments received at the address specified above on or before July 9, 2024 will be considered by the County of Riverside prior to 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 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 Housing, and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

**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:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. 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 addressed to the following HUD Los Angeles Field Offices: Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

**NOTICIA PUBLICA**

**24 de Junio del 2024**

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
Annianette Aguilar, Preparadora (760) 863-2541

**A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:**

Estos avisos deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

### **SOLICITUD DE LIBERACION DE FONDOS**

El 9 de Julio del 2024 o alrededor de esa fecha, el Condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

**NOMBRE DEL PROYECTO:** Proyecto de Riley Senior Apartments

**PROPOSITO:** La actividad del proyecto incluye de 15 Viviendas Elección Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para ser utilizados por la ciudad de Lake Elsinore, una ciudad de ley general y municipio incorporado. Riley consistirá en la nueva construcción de un desarrollo multifamiliar de 16 unidades (que incluye 1 unidad del gerente) de viviendas de alquiler asequibles para hogares de personas mayores de ingresos extremadamente bajos. El proyecto propuesto consistirá en dos edificios compuestos por 16 unidades de un dormitorio. Las unidades de apartamentos se alquilarán a personas de ingresos extremadamente bajos que ganen igual o menos del 30% del ingreso medio del área del Condado de Riverside.

**UBICACIÓN:** La propiedad se encuentra en una parcela de aproximadamente .40 acres ubicada en 200 N. Riley Street, en la ciudad de Lake Elsinore, también identificada como Parcela del Tasador Número 374-162-063.

Esta actividad se puede realizar durante varios años.

### **NO HAY IMPACTO SIGNICATIVO**

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 Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harivco.org/>.

### **COMENTARIOS PUBLICOS**

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annjanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a [AABarreras@rivco.org](mailto:AABarreras@rivco.org). Todos los comentarios recibidos en la dirección especificada anteriormente en o alrededor del 9 de Julio del 2024 serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

### **LIBERACION DE FONDOS**

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. 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 Housing y Workforce Soluciones asignen Vales basados en proyectos del programa de vales de elección de Vivienda en nombre del condado de Riverside.

### **OBJECIONES A LA LIBERACION DE FONDOS**

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside omitió un paso o no tomo una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- d. otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Vivienda Pública en [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el ultimo día real del periodo de objeción.

Published The Press-Enterprise June 24, 2024



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

**Project Information**

**Project Name:** Riley-Street-Senior-Apartments

**HEROS Number:** 900000010396326

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

**RE Preparer:** Annjanette Aguilar Barreras

**State / Local Identifier:**

**Certifying Officer:** Chuck Washington, Chair

**Grant Recipient (if different than Responsible Entity):** City of Lake Elsinore

**Point of Contact:** Damaris Abraham

**Consultant (if applicable):** HELIX Environmental Planning

**Point of Contact:** Yara Fisher, AICP

**Project Location:** 200 N Riley St, Lake Elsinore, CA 92530

**Additional Location Information:**

The project site consists of an approximately 0.54-acre vacant site at the northeast corner of the intersection of North Riley Street and West Heald Avenue. Specifically, this site is referred to as 200 North Riley Street and Assessor's Parcel Number 374-162-036.

FORM APPROVED COUNTY COUNSEL  
BY:  AMRIT P. DHILLON  
DATE: 6/25/2024

**Direct Comments to:**

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

The proposed project consists of the construction of a 16-unit affordable senior apartment complex. The proposed apartment complex would total 17,372 square feet across two buildings with a mix of one-bedroom and two-bedroom units which would be offered to seniors at affordable rents. Additional improvements consist of recreational amenities including a picnic and barbeque area, parking lot, trash enclosure, and other ancillary improvements. Frontage and landscape improvements along both West Heald Avenue and North Riley Street would also be included as part of the development of the proposed project. The proposed building design incorporates recessed windows, window surrounds, arched colonnades, trellised shade structures, decorative window eaves, smooth stucco texture finish, and concrete tile roofs to create an effective architectural design.

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

The Housing Element prepared for the City of Lake Elsinore identifies the need for additional senior housing within the City, as there is only one existing apartment complex with 37 units dedicated for senior residents in the City. The City also has a need for additional affordable housing to achieve its Regional Housing Needs Allocation. Additional affordable housing for seniors would benefit this population given seniors often rely on fixed incomes that may not allow for the financial flexibility necessary to acquire suitable housing. The project would provide 16 units of affordable, senior housing to contribute to the City's housing supply for very low income households (households earning 30 to 50 percent of the area median income).

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

The project site consists of a vacant, disturbed lot at the northeast corner of the intersection of West Heald Avenue and North Riley Street. The project site is surrounded by residential uses to the north and west, the Lake Elsinore Outlet Channel and associated paved pathway to the east and southeast, and a church to the southwest. Commercial land uses occur east of the Lake Elsinore Outlet Channel along North Main Street, approximately 700 feet from the project site. The project site is located within the Downtown Elsinore Specific Plan area, which encourages development of a mixed-use downtown area that has a variety of commercial and residential uses, including restaurants with outdoor dining, entertainment, hotel, office, retail, service, high density and affordable housing, cultural and civic uses. The project would be consistent with the surrounding land uses and the Downtown Elsinore Specific Plan land use designation of Medium Density Residential for the site. The nearest Riverside Transit Authority bus stop is located approximately 700 feet southwest of the project site along West Graham Avenue, which is part of the Route 8 Lake Elsinore - Wildomar Loop.

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

**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:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
PBV2-24-001	Public Housing	Project-Based Voucher Program	\$1,717,200.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$1,717,200.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$8,687,500.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		



<p><b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport, as shown in the Airport Layers map. The Skylark Airport is the nearest civilian airport to the site, located approximately 14,678 feet to the southeast. The nearest military airport to the site is the March Air Reserve Base, which is located approximately 14.6 miles (77,088 feet) to the northeast. The project is in compliance with Airport Hazards requirements.</p>
<p><b>Coastal Barrier Resources Act</b> 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.</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. As shown in the FIRMette map, the project site is located in the 0.2 percent annual chance flood hazard zone and adjacent to the Lake Elsinore Outlet Channel, which is a FEMA-designated Special Flood Hazard Area. 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.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is within the South Coast Air Quality Management District (SCAQMD) planning area, which is a non-attainment area for the federal Ozone and Particulate Matter &lt;2.5 microns standards. The SCAQMD area is a maintenance area for Carbon monoxide, Nitrogen dioxide, and Particulate Matter &lt;10 microns. Based on modeling of the project's potential to generate</p>

		pollutants during construction and operation provided in the Air Quality Modeling Results, 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.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in, nor does it affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. 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.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. The project site is located within a developed section of the City of Lake Elsinore and is not in or in proximity to designated critical habitat. The nearest designated critical habitat is located over two miles east of the project site and is separated from the project site by existing development and Interstate 15. As determined by the Biological Site Assessment, the site evaluation and review of species with potential to occur in the project area indicate that federally listed species do not occur on the project site. This project is in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of



		<p>the project site. The Phase I ESA included a search of aboveground storage facilities and did not identify any aboveground storage containers within 0.25 mile of the project site. Review of aerial photographs of the site and its surroundings did not result in the identification of aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. As shown in the provided Farmland map, the project site is designated by the California Department of Conservation as "Urban and Built-up land," which is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. The project is in compliance with the Farmland Protection Policy Act.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is located in a 500-year floodplain according to mapping by FEMA. Based on the project description this project is not a critical action, so an 8-Step process is not required. The project is in compliance with Executive Order 11988.</p>
<p><b>Historic Preservation</b> 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 Section 106 consultation the project will have No Adverse Effect on historic properties. An archaeological and Native American monitoring program would be a condition of the project to prevent disturbance to unknown, buried cultural resources. Upon satisfactory implementation of the conditions, which should be</p>

		monitored, the project is in compliance with Section 106.
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within 1,000 feet of a major road or 3,000 feet of a railroad. The site is located within 15 miles of an airport but is outside of the noise contours for nearby airports. A Noise Assessment was conducted using the HUD Day/Night Noise Level Calculator. The calculated noise level from vehicular sources on Interstate 15 was acceptable at 59 decibels. See noise supplement for further information. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. As shown in the Sole Source Aquifers map, the nearest sole source aquifer to the project site is the Campo/Cottonwood Creek Aquifer approximately 70 miles to the south. The project is in compliance with Sole Source Aquifer requirements.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The Biological Site Assessment prepared for the project included an assessment of aquatic resources within the project site and adjacent roadways. No wetlands were identified within the project site. The Lake Elsinore Outlet Channel east of the project site was identified as a potential water of the U.S. but is separated from the project site by a paved pathway and fencing; therefore, the project would not result in impacts to this off-site water. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>As shown on the Wild and Scenic Rivers map, this project is not within proximity of a National Wild and Scenic Rivers System river. The Bautista Creek, approximately 28 miles east of the project site, is the nearest designated river to the site. The project is in</p>



		compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> 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. Therefore, the project would not result in adverse effects disproportionately affecting low-income or minority communities. Rather, the project would provide housing for very low income individuals. The project is in compliance with Executive Order 12898.

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

<b>Environmental Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project involves a 16-unit affordable senior apartment complex totaling 17,372 square feet and associated amenities on a 0.54-acre site. The project site is located within the Downtown Elsinore Specific Plan (DESP) and has a land use designation of Medium Density Residential (MDR), which allows residences at a density of up to 18 dwelling units per acre. However, by	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>providing 100 percent affordable units, the project is allowed a density of up to 29 dwelling units per acre under the State's Density Bonus Law (California Government Code Section 65915 et seq.). The project density would be 29 units per acre and would comply with the applicable land use and zoning designations. The project meets all applicable development standards within the DESP except for building height, which exceeds the requirement by approximately 7 feet. As permitted under the State Density Bonus Law, the City granted an administrative waiver of the height limitation as the project height was determined not to cause a public health or safety problem, or other adverse consequence. The project is consistent with the General Plan and Municipal Code.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>2</p>	<p>According to the project's geotechnical report, the project site is underlain by very young wash deposits described as unconsolidated bouldery sandy alluvium except for a small area at the northwest corner of the site that is mapped as alluvial valley deposits and described as unconsolidated sand, silt and clay. Granitic bedrock was encountered within borings at</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>depths ranging from approximately 8.5 to 15 feet below the existing ground surface. With incorporation of the applicable geotechnical recommendations including over-excavation and recompaction, the project site would provide stabilized foundations for the proposed project. The project grading plan does not propose the creation of substantial slopes. Runoff from the project site currently sheet flows towards the southeast corner of the property. The proposed project would implement three bioretention basins to collect and treat stormwater runoff before releasing it to the street gutters and storm drains that are routed to the existing Lake Elsinore Outlet Channel facility located immediately east of the project site. The Hydrology Report prepared for the project determined that the current drainage facilities have the appropriate capacity to effectively convey and contain the post-development runoff from the proposed bioretention basins. While the project is not subject to the National Pollution Discharge Elimination System (NDPES) Construction General Permit given it would not disturb more than one acre, the project would implement</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>an erosion control plan. This plan incorporates best management practices (BMPs) including stabilized construction entrances, vehicle wash stations, storm drain protection, and dust control practices. Overall, the project would decrease erosion from the site given it would establish stable surfaces where undeveloped land is currently exposed during storm events.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>According to the project's geotechnical report, there is little to no potential for ground rupture, liquefaction, seiches, tsunamis, landslides, rockfalls, or debris flows. The greatest risk to the site would be ground shaking during fault rupture of a nearby fault, the closest of which is the Elsinore-Glen Ivy fault zone approximately 0.76 mile south of the project site. Project structures would be constructed in accordance with the California Building Code (CBC) for the applicable seismic design parameters to ensure seismic safety at the site. The project site is within the 500-year flood zone, as determined by FEMA. However, BMPs would be implemented to accommodate a 100-year storm condition. Therefore, the risks related to flooding on the project site would be</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>substantially reduced for the 100-year flood condition but flood effects could occur during a 500-year storm. No recognized environmental conditions requiring further action were identified within or near the project site during the preparation of the Phase I ESA. The site is suitable for residential development. The project is not a noise-generating facility. As a residential development, noise generated by the project would primarily be from mechanical equipment and vehicle trips. These sources are similar to those existing for residential sites near the project site and would not adversely affect nearby noise-sensitive land uses. The proposed project would not generate potentially significant hazards, nuisances, or risks to public safety.</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	<p>The proposed project would provide 16 affordable residential units for very low income seniors (households earning 30 to 50 percent of the area median income) on a currently vacant lot. A small number of temporary jobs would be created during construction and would be accommodated from the local population. Once operational, standard property</p>	

<b>Environmental Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
		<p>management and maintenance tasks would require labor on an as-needed basis from the existing local population. Based on the small number of jobs that would be generated by the project and the small number of new housing units that would be created in the context of the regional job market, the project's overall effect on employment and income patterns would not be adverse. Rather, the creation of additional employment opportunities, specifically during project construction would benefit the local population.</p>	
<p>Demographic Character Changes / Displacement</p>	<p>1</p>	<p>The proposed project would provide 16 affordable residential units on a currently vacant lot in the City of Lake Elsinore, which lacks sufficient affordable housing for the existing population. The provision of affordable housing is considered beneficial from a demographic standpoint and is anticipated to primarily benefit the existing local community. As there are no existing residences within the proposed project site, no housing units would be displaced by implementation of the project.</p>	
<p>Environmental Justice EA Factor</p>	<p>2</p>	<p>No significant environmental impacts have been identified for the proposed project;</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>therefore, the project would not result in disproportionate environmental effects on minority populations. In addition, no conditions of the site such as sources of pollution or existing hazards that would adversely affect future project residents have been identified. According to the U.S. Census Bureau, the City has a median household income of \$89,788 with 10.3 percent of the population in poverty. The proposed project involves a 100-percent affordable housing complex for seniors, which would provide new housing options for very low income seniors (households earning 30 to 50 percent of the area median income). In this manner, the project would advance environmental justice and would not cause any adverse effects.</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>2</p>	<p>The proposed project would not directly impact educational or cultural facilities because there are none located on the site. The southwest corner of the project site contains a historical gazebo that would be protected in place. The project involves the creation of senior housing, and no increase in school-aged children is anticipated for the project area. The project is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>primarily anticipated to serve the local population and would not induce substantial population growth such that cultural facility capacity would be exceeded. The project would not cause an adverse effect to educational or cultural facilities.</p>	
<p>Commercial Facilities (Access and Proximity)</p>	<p>2</p>	<p>The proposed project would provide 16 affordable residential units for seniors on a currently vacant lot. Based on the availability of restaurants and other commercial services along North Main Street to the east and Interstate 15 to the north, there are sufficient commercial services available to serve the proposed project residents. The project site is currently vacant, so no commercial operations would cease with implementation of the project. No adverse effects would occur.</p>	
<p>Health Care / Social Services (Access and Capacity)</p>	<p>2</p>	<p>The proposed project would not directly impact any health care or social services facilities given the site is vacant under existing conditions. Healthcare facilities near the project site include A Plus Urgent Care, approximately 2 miles east of the site, and a full-service hospital 10 miles southeast of the site, Primecare of Temecula. Social services available within the City include the Riverside</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Recovery Resources treatment center approximately 1.2 miles north of the site and the Victor Community Support Services center 1.7 miles east of the site. The scale of housing that would be created by the project would not add a substantial number of residents to the local population such that the provision of additional health care or social services facilities would be required.</p>	
<p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p>	<p>2</p>	<p>The project would be required to comply with the California Green Building Code (CALGreen) in Part 11, Title 24 of the California Code of Regulations, which requires projects to divert a minimum of 65 percent of their construction and demolition debris from landfills. During operation of the project, residents would be required to divert recyclable materials and organic waste in accordance with California SB 1383. Local landfills include the privately-owned El Sobrante Landfill, Riverside County's Badlands Landfill, and Riverside County's Lamb Canyon Landfill. According to CalRecycle, these landfills are expected to continue accepting waste through 2051, 2059, and 2032, respectively. Based on the scale of the proposed project</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and compliance with statewide waste diversion requirements, the proposed project would not generate solid waste in excess of the local/regional landfill capacity, and impacts would not be adverse.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Wastewater from the proposed project site would be conveyed and treated by the Elsinore Valley Municipal Water District (EVMWD). No septic tanks are proposed by the project. The project would connect to an existing 24-inch sewer pipe on the east side of North Riley Street and would construct an 8-inch sewer pipeline with 6-inch sewer lateral branches to the proposed buildings. The proposed project would not generate an increase in residences that would necessitate the construction of new wastewater treatment facilities by EVMWD. No adverse effects would occur.	
Water Supply (Feasibility and Capacity)	2	The proposed project would receive water from EVMWD, which purchases most of its water from the Western Municipal Water District, a member agency of the Metropolitan Water District of Southern California, as stated in EVMWD's 2020 Urban Water Management Plan (UWMP). Imported water originates from the Colorado River. Water	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>demand within the EVMWD service area is expected to continue to grow at a rate of 1.5 percent per year, though a larger portion of the demand is anticipated to be met by recycled water over time, according to EVMWD's UWMP. The project proposes to develop a vacant lot with a residential complex that complies with the applicable zoning regulations; therefore, the project is compatible with the UWMP, which indicates that water supplies can fulfill demand through 2045. The project would install service connections for domestic water, irrigation, and fire flows to an existing 8-inch water pipeline in North Riley Street. With less than 500 residential units, the proposed project falls below the threshold for preparing a project-specific Water Supply Assessment pursuant to California Water Code Section 10910-10915. Based on the scale of the project, it would not generate the need to construct new water treatment or conveyance facilities.</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>The proposed project would be served by the Lake Elsinore Station operated by Riverside County's Sherriff's Office. The Lake Elsinore Station is located at 333 Limited Street, approximately 0.2 mile south</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>of the project site. The 16 units created by the proposed project would not generate the need for a new police station or expanded services. Fire services in the City are operated jointly by Riverside County Fire Department and CAL FIRE. The closest fire station to the project site is located at 410 West Graham Avenue, approximately 0.2 mile south of the project site. The closest full-service hospital is Primecare of Temecula, approximately 10 miles southeast of the project site. Based on the scale of the proposed project, it would not generate the need for new police, fire, or emergency medical services to be constructed.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The proposed project would not affect existing parks, open space, or recreation areas. The entrance to the trail adjacent to the project site from West Heald Avenue would be replaced with new asphalt and warning mats would be installed where the sidewalk intersects with the trail entrance and proposed project driveway. These alterations would improve the accessibility of the trail. The closest park to the proposed project is Swick-Matich Park, approximately 0.3 mile southwest, which the project would not impact due to</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>distance. The project site is currently vacant but is designated for multi-family development in the DESP. The proposed project would provide the proper common open space to residents and would not substantially impact parks, open spaces, or recreation facilities or require the provision of new facilities.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Based on the small number of units proposed by the project (16), a traffic impact or vehicle miles traveled analysis was not required in accordance with the City's Traffic Impact Analysis Preparation Guidelines, and impacts associated with trip generation are assumed to be less than significant. The proposed project is located less than one-quarter mile from bus stops along North Lindsay Street, West Graham Avenue, and North Spring Street. These bus stops are walkable from the site via sidewalks and crosswalks. Based on the scale of the proposed project, it would support the existing transit routes by providing additional riders but would not create the need for new or modified transit service. Given the long headways of public transportation options near the project site, residents may use other alternative transportation options</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		provided by the Riverside Transit Authority such as Dial-A-Ride. No adverse effect to transportation availability would occur.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No unique natural features were identified within the project site during the Biological Site Assessment. According to the Lake Elsinore General Plan EIR, the project is in an area with a low probability of encountering paleontological resources. The proposed project site has views of neighboring hills and the Elsinore Mountains to the south. Lake Elsinore is a significant natural and water resource in the community but is not visible from the project site and would not be affected by the proposed project. There would not be an impact to these natural features as a result of the proposed project.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	The proposed project site is vacant and contains disturbed habitat and non-native woodland. The biological site assessment conducted for the project concluded that the trees and shrubs on the project site have a potential to support nesting birds, and a pre-construction nesting bird survey would be required to ensure no impacts to nesting birds occur during project implementation.	Nesting Bird Survey (Migratory Bird Treaty Act Compliance): Trimming, grubbing, and clearing of vegetation shall be avoided during the general avian breeding season (February 1 to August 31) to the extent feasible. If trimming, grubbing, or clearing of vegetation, or other ground disturbed activities are proposed to occur during the general avian breeding

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			<p>season, a preconstruction survey shall be conducted by a qualified biologist no more than seven days before vegetation clearing to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, grubbing, and clearing of vegetation shall be allowed to proceed. If active bird nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by the biologist. Generally accepted buffers are 500 feet for raptors, a minimum of 300 feet for sensitive or listed species, and 100 feet for other common avian species. Construction activities shall avoid any active nests until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.</p>
Other Factors 1	2	No other factors have been identified which would result in an adverse effect on the environment.	
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The project is anticipated to withstand climate related changes in the future. The project would result in greenhouse gas (GHG)	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>emissions during construction and operation; however, the project would not result in substantial individual contribution to climate change. As described further below, the project would be constructed in accordance with Title 24 requirements related to energy efficiency, thereby decreasing GHG emissions associated with energy demands of the project.</p>	
Energy Efficiency	2	<p>Project construction activities would result in a temporary increase in energy consumption, primarily through the combustion of fuels in construction vehicles, worker commute vehicles, and construction equipment. The proposed project would also consume energy during operation for building heating and cooling, refrigeration, lighting, electricity, and equipment when occupied and in use. New vehicle trips associated with project operations would also be a source of energy consumption. The project would be constructed in accordance with statewide requirements for energy efficiency contained in California Code of Regulations Title 24. This would include implementation of insulation, windows, and buildings materials to promote energy-</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		efficient heating and cooling as well as the installation of water-efficient fixtures to decrease water use and energy required to heat and transport water. Construction of the project in accordance with California requirements would ensure energy efficient operation of the buildings.	

**Supporting documentation**

[WQMP.pdf](#)

[Geotechnical Report\(1\).pdf](#)

[Hydrology Report.pdf](#)

**Additional Studies Performed:**

Geotechnical Investigation and Infiltration Testing prepared by Inland Foundation Engineering, Inc. and dated December 18, 2020. Project Specific Water Quality Management Plan prepared by Engineering Resources of Southern California, Inc. and revised Novembers, 2021. Hydrology Report prepared by Engineering Resources of Southern California, Inc. Biological Site Assessment prepared by HELIX Environmental Planning and dated April 15, 2024. Cultural Resources Survey Report prepared by HELIX Environmental Planning and dated January 2024. Phase I Environmental Site Assessment prepared by Ninyo & Moore and dated May 3, 2024.

**Field Inspection [Optional]:** Date and completed

by:

Gabriel Haro

4/1/2024 12:00:00 AM

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

See attached list of source material.

[Sources.pdf](#)

**List of Permits Obtained:**

The project requires issuance of a grading permit, building permit, and encroachment permit(s) from the City of Lake Elsinore.

**Public Outreach [24 CFR 58.43]:**

As part of the CEQA review for the proposed project, the Lake Elsinore Planning Commission approved a Notice of Exemption during a public hearing on May 17, 2022. The agenda for the Planning Commission meeting was provided to the public via the City's website prior to the hearing and included information regarding the proposed project.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The project is not expected to contribute to a significant cumulative impact under NEPA because it would consist of a small residential project on a site identified by the City of Lake Elsinore as suitable for future residential development and it would be consistent with the site's land use and zoning designations. No significant adverse project-level effect that would not be reduced below an acceptable level with the inclusion of identified mitigation measures and regulatory conditions have been identified. Further, the project would contribute to the vision of the DESP to create a mixed-use downtown area that is walkable and reduces reliance on vehicular travel once within the downtown area. State and local planning guidelines also encourage the development of infill housing in areas with a mix of land uses because this type of development contributes less to cumulative effects on the environment in comparison to the development of more remote locations. While the project would develop a vacant site, it would contribute to the creation of a centralized downtown district within the City, thereby reducing cumulative impacts associated with sprawl.

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

The project would develop a new 16-unit affordable housing site for senior residents and no significant adverse effects would occur. No other modifications or alternate uses were considered for the proposed project.

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

Implementation of the No Action Alternative would avoid the insignificant impacts of the project. The No Action Alternative would not meet the proposed project's goal of providing affordable housing for seniors within the City.

**Summary of Findings and Conclusions:**

The proposed project would not result in significant adverse effect on the natural or human environment with implementation of the identified mitigation measures and regulatory conditions. This finding is made on the basis of the analysis provided 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	Mitigation Plan	Complete
Historic Preservation	The cultural resources survey recommends an archaeological and Luiseno Native American monitoring program be implemented for all initial ground-disturbing construction activities consistent with the mitigation identified in the City of Lake Elsinore General Plan Update Program EIR. The monitoring program would include development of a pre-grading report to document the proposed methodology for grading activity observation; development of a Cultural Resources Treatment and Monitoring Agreement with an appropriate Luiseno Tribe; attendance by the archaeologist and Luiseno Native American monitor at a pre-construction meeting with the grading contractor; and the presence of archaeological and Native American monitors during initial ground-disturbing activities associated with the project. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are	N/A	Implementation of the identified mitigation measures and conditions of the project shall be monitored and verified by the City of Lake Elsinore Community Development Department.	

	<p>encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Monitoring Tribe, applicant, and City staff to develop and implement appropriate avoidance, treatment, or mitigation measures.</p>			
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>Nesting Bird Survey (Migratory Bird Treaty Act Compliance): Trimming, grubbing, and clearing of vegetation shall be avoided during the general avian breeding season (February 1 to August 31) to the extent feasible. If trimming, grubbing, or clearing of vegetation, or other ground disturbed activities are proposed to occur during the general avian breeding season, a preconstruction survey shall be conducted by a qualified biologist no more than seven days before vegetation clearing to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, trimming, grubbing, and clearing of vegetation shall be allowed to proceed. If active bird nests are confirmed to be present during the pre-construction survey, a buffer zone will be established by the biologist. Generally accepted buffers are 500 feet for raptors, a minimum of 300 feet for sensitive or listed species, and 100 feet for other common</p>	<p>N/A</p>	<p>Implementation of the identified mitigation measures and conditions of the project shall be monitored and verified by the City of Lake Elsinore Community Development Department.</p>	



	avian species. Construction activities shall avoid any active nests until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.			
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**Project Mitigation Plan**

Implementation of the identified mitigation measures and conditions of the project shall be monitored and verified by the City of Lake Elsinore Community Development Department.

**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 within 15,000 feet of a military airport or 2,500 feet of a civilian airport, as shown in the Airport Layers map. The Skylark Airport is the nearest civilian airport to the site, located approximately 14,678 feet to the southeast. The nearest military airport to the site is the March Air Reserve Base, which is located approximately 14.6 miles (77,088 feet) to the northeast. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[Airport Layers.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.

#### Supporting documentation

**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.

Yes

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

[FEMA FIRMette.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. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No

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

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**



- Yes
- ✓ No

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. As shown in the FIRMette map, the project site is located in the 0.2 percent annual chance flood hazard zone and adjacent to the Lake Elsinore Outlet Channel, which is a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation**

**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	100.00	ppm (parts per million)
Nitrogen dioxide	100.00	ppb (parts per billion)
Ozone	10.00	ppb (parts per million)
Particulate Matter, <2.5 microns	70.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	100.00	µg/m3 (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**

De minimis levels provided in tons per year according to 40 CFR 93.153(b).

**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	0.73	ppm (parts per million)
Nitrogen dioxide	0.10	ppb (parts per billion)
Ozone	0.16	ppb (parts per million)
Particulate Matter, <2.5 microns	0.04	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	0.15	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 is within the South Coast Air Quality Management District (SCAQMD) planning area, which is a non-attainment area for the federal Ozone and Particulate Matter <2.5 microns standards. The SCAQMD area is a maintenance area for Carbon monoxide, Nitrogen dioxide, and Particulate Matter <10 microns. Based on modeling of the project's potential to generate pollutants during construction and operation provided in the Air Quality Modeling Results, 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.

**Supporting documentation**

[Air Quality Modeling Results.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, nor does it affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

##### Supporting documentation

[Coastal Zone Map.pdf](#)

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. **How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. **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? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No

**Explain:**

The Phase I ESA prepared for the project site did not identify RECs, including the presence of on-site or nearby toxic, hazardous, or radioactive substances.

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

Yes

**Screen Summary**  
**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[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.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

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

Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

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

**Screen Summary**

**Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. The project site is located within a developed section of the City of Lake Elsinore and is not in or in proximity to designated critical habitat. The nearest designated critical habitat is located over two miles east of the project site and is separated from the project site by existing development and Interstate 15. As determined by the Biological Site Assessment, the site evaluation and review of species with potential to occur in the project area indicate that federally listed species do not occur on the project site. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[Biological Site Assessment.pdf](#)

**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  
 Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "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.

Yes

**Screen Summary**

**Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The Phase I ESA included a search of aboveground storage facilities and did not identify any aboveground storage containers within 0.25 mile of the project site. Review of aerial photographs of the site and its surroundings did not result in the identification of aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

**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.)	<a href="#">7 CFR Part 658</a>

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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

No

3. Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

- Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for assistance

No

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

Yes

### **Screen Summary**

#### **Compliance Determination**

The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. As shown in the provided Farmland map, the project site is designated by the California Department of Conservation as "Urban and Built-up land," which is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. The project is in compliance with the Farmland Protection Policy Act.

#### **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 FIRMette.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
- Yes

Select the applicable floodplain using the FEMA map or the best available information:



Floodway

Coastal High Hazard Area (V Zone)

100-year floodplain (A Zone)

500-year floodplain (B Zone or shaded X Zone)

**500-year Floodplain**

**Is this a critical action?**

No

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

Yes

**Screen Summary**

**Compliance Determination**

The project is located in a 500-year floodplain according to mapping by FEMA. Based on the project description this project is not a critical action, so an 8-Step process is not required. The project is in compliance with Executive Order 11988.

**Supporting documentation**

**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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

**Threshold**

**Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

**Step 1 – Initiate Consultation**

**Select all consulting parties below (check all that apply):**

- ✓ State Historic Preservation Offer (SHPO) Response Period Elapsed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Rincon Band of Luiseno Indians Completed

Other Consulting Parties

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

County staff has undertaken consultation activities.

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

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

**Step 2 – Identify and Evaluate Historic Properties**

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

APN 374-162-036 and surrounding developed rights-of-way.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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**Additional Notes:**

The Mary McDonald Gazebo is a City of Lake Elsinore Historical Landmark (RIV-99) and would be protected in place at the southwestern corner of the project site.

- 2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

✓ Yes

Document and upload surveys and report(s) below.  
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No cultural resources were identified during the survey of the project area.

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

No Adverse Effect

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

**Document reason for finding:**

No known archaeological or historic properties occur within the project area. However, the presence of archaeological resources and the site's location within alluvium adjacent to the tribally significant Lake Elsinore indicates the potential for buried archaeological resources to occur within the project area.

**Does the No Adverse Effect finding contain conditions?**

Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

The cultural resources survey recommends an archaeological and Luiseno Native American monitoring program be implemented for all initial ground-disturbing construction activities consistent with the mitigation identified in the City of Lake Elsinore General Plan Update Program EIR. The monitoring program would include development of a pre-grading report to document the proposed methodology for grading activity observation; development of a Cultural Resources Treatment and Monitoring Agreement with an appropriate Luiseno Tribe; attendance by the archaeologist and Luiseno Native American monitor at a pre-construction meeting with the grading contractor; and the presence of archaeological and Native American monitors during initial ground-disturbing activities associated with the project. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Monitoring Tribe, applicant, and City staff to develop and implement appropriate avoidance, treatment, or mitigation measures.

No

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. An archaeological and Native American monitoring program would be a



condition of the project to prevent disturbance to unknown, buried cultural resources. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

**Supporting documentation**

[Cultural Resoures Survey Report.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: 59

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: 59

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

**Screen Summary**

**Compliance Determination**

The project site is not located within 1,000 feet of a major road or 3,000 feet of a railroad. The site is located within 15 miles of an airport but is outside of the noise contours for nearby airports. A Noise Assessment was conducted using the HUD Day/Night Noise Level Calculator. The calculated noise level from vehicular sources on

Interstate 15 was acceptable at 59 decibels. See noise supplement for further information. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Supplemental Noise Information.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. As shown in the Sole Source Aquifers map, the nearest sole source aquifer to the project site is the



Campo/Cottonwood Creek Aquifer approximately 70 miles to the south. The project is in compliance with Sole Source Aquifer requirements.

**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 Biological Site Assessment prepared for the project included an assessment of aquatic resources within the project site and adjacent roadways. No wetlands were identified within the project site. The Lake Elsinore Outlet Channel east of the project site was identified as a potential water of the U.S. but is separated from the project site by a paved pathway and fencing; therefore, the project would not result in impacts to this off-site water. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Biological Site Assessment\(1\).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**

As shown on the Wild and Scenic Rivers map, this project is not within proximity of a National Wild and Scenic Rivers System river. The Bautista Creek, approximately 28 miles east of the project site, is the nearest designated river to the site. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[Wild Scenic Rivers.pdf](#)

**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. Therefore, the project would not result in adverse effects disproportionately affecting low-income or minority communities. Rather, the project would provide housing for very low income individuals. The project is in compliance with Executive Order 12898.

##### Supporting documentation

Are formal compliance steps or mitigation required?

- Yes
- No