

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



ITEM: 3.36  
(ID # 24283)

**MEETING DATE:**

Tuesday, July 30, 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 Cottages at Wildomar Multifamily Housing Project Located in the City of Wildomar 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 3. [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 Cottages at Wildomar (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 5/28/2024

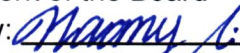
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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 30, 2024  
xc: HWS, HUD

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<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> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25	

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

**BACKGROUND:**

Affirmed Housing Group, a California Corporation (Developer) was awarded a total of thirty-two (32) Housing Choice Voucher Project Based Vouchers (PBVs) for the Cottages at Wildomar (Proposed Project) through a Request for Proposal released by the Housing Authority of the County of Riverside on March 3, 2022 (RFP No. 2022-101).

The Developer is proposing to develop and finance new construction of the Proposed Project, which consists of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-Bedroom units, 61 three-bedroom units, 31 four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI. There will be 32 units set aside as non-permanent supportive housing (PSH) units, restricted to people experiencing homelessness. Situated on approximately 8.98 acres of Developer-owned land at 32650 Mesa Drive, in the City of Wildomar, the property is also identified as Assessor's Parcel Number 365-180-004 (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 \$21,849,360 in rental subsidies over the 20-year term of the agreement that may be extended for an additional 20 years. The estimated total development cost is \$79,135,406. Permanent sources for financing include the following:

<b>Permanent Sources</b>	
Permanent Loan	\$18,765,719
Deferred Developer Fee	\$5,812,155
Federal Tax Credit Equity	\$54,557,532
<b>Total</b>	<b>\$79,135,406</b>

NEPA Review



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

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 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 June 26, 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 Requests 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 Requests for Release of Funds was published on July 15, 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 128 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 County'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
- Proof of Publication

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



Brianna Lontajo, Principal Management Analyst 7/18/2024



Aaron Gettis, Chief of Deputy County Counsel 7/16/2024



# 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	7. Name and address of recipient (if different than responsible entity)  Same as Responsible Entity	

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

9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers /THE COTTAGES AT WILDOMAR	10. Location (Street address, city, county, State) 32650 MESA DR WILDOMAR, CA 92530
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### 11. Program Activity/Project Description

The Project activity proposes the use of 32 Project Based Vouchers by Affirmed Housing Group, a California Corporation. The property sits on a parcel totaling approximately .898 acres of Developer-owned land at 32650 Mesa Drive, in the City of Wildomar, the property also identified as Assessor's Parcel Number 365-180-004. Cottages at Wildomar will consist of the new construction of a 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-Bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI.

There will be 32 units set aside as non-permanent supportive housing (PSH) units, restricted to people experiencing homelessness earning at or below 30% AMI. In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include \$18,765,719 in Permanent Loan funds, \$5,812,155 in Deferred Developer Fee, and \$54,557,532 in Federal Tax Credit Equity. The total cost of development, during the permanent financing period, is approximately \$79,135,406.



**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 7/30/2024
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 APPROVED COUNTY COUNSEL  
BY:  PAULA S. SALCIDO  
DATE: 7/22/2024

form HUD-7015.15 (1/99)

JUL 30 2024 3.36





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:** Cottages-at-Wildomar

**HEROS Number:** 900000010380808

**Project Location:** 32650 Mesa Drive, Wildomar, CA

**Additional Location Information:**

32650 Mesa Drive (8.98 acres - APN 365-180-004) in the City of Wildomar, California

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

The project applicant, Affirmed Housing Group, is proposing to construct and operate the Cottages at Wildomar Affordable Housing Project, a new 130-unit affordable housing community with related infrastructure improvements on one parcel located at 32650 Mesa Drive in the City of Wildomar. The project site is currently vacant. The project site is zoned Rural Residential. The General Plan land use designation is Medium-High Density Residential. The allowed density under the General Plan is 8 dwelling units per acre. With the State Density Bonus Law, the maximum density would be 14.47 units per acre which when rounded up, equals 130 units as proposed. The proposed residential project is a permitted use in the RR zone and subject to standards stipulated in Sections 17.44.020 80, 17.180.010 or 17.180.020 of the Wildomar Municipal Code. The proposed site plan is shown as Figure 2. The proposed housing project consists of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-Bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI. There will be 32 units set aside for non-permanent supportive housing (PSH) project based vouchers (PBVs). These units will be filled using eligible clients on the Housing Authority of the County of Riverside's site-specific Section 8 PBV waiting list. The project has been awarded 32 Housing and Urban Development (HUD) funded Project Based Vouchers (PBVs) by the Housing Authority of the County of Riverside. Thus, compliance with the National Environmental Policy Act (NEPA) is required by HUD to demonstrate compliance with applicable federal regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58.

**Funding Information**

Grant Number	HUD Program	Program Name	
PBV1-24-001	Public Housing	Project-Based Voucher Program	\$21,849,360.00

**Estimated Total HUD Funded Amount:** \$21,849,360.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$79,135,406.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	Plot Plan 23-0025 was approved by the City of Wildomar, May 16, 2023

**Project Mitigation Plan**

**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: Annjanette Aguilar Date: 6/26/2024

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

Certifying Officer Signature: Chuck Washington Date: 7/30/2024

Name/ Title: Chuck Washington, chair of 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).

ATTEST:  
KIMBERLY A. RECTOR, Clerk

By Naomy Li  
DEPUTY

FORM APPROVED COUNTY COUNSEL  
BY: Paula S. Salcido DATE: 7/22/2024



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

**Project Information**

**Project Name:** Cottages-at-Wildomar

**HEROS Number:** 900000010380808

**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):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 32650 Mesa Drive, Wildomar, CA

**Additional Location Information:**

32650 Mesa Drive (8.98 acres - APN 365-180-004) in the City of Wildomar, California

**Direct Comments to:**

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

The project applicant, Affirmed Housing Group, is proposing to construct and operate the Cottages at Wildomar Affordable Housing Project, a new 130-unit affordable housing community with related infrastructure improvements on one parcel located at 32650 Mesa Drive in the City of Wildomar. The project site is currently vacant. The project site is zoned Rural Residential. The General Plan land use designation is Medium-High Density Residential. The allowed density under the General Plan is 8 dwelling units per acre. With the State Density Bonus Law, the maximum density would be 14.47 units per acre which when rounded up, equals 130 units as proposed. The proposed residential project is a permitted use in the RR zone and subject to standards stipulated in Sections 17.44.020 80, 17.180.010 or 17.180.020 of the Wildomar Municipal Code. The proposed site plan is shown as Figure 2. The proposed housing project consists of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-Bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI. There will be 32 units set aside for non-permanent supportive housing (PSH) project based vouchers (PBVs). These units will be filled using eligible clients on the Housing Authority of the County of Riverside's site-specific Section 8 PBV waiting list. The project has been awarded 32 Housing and Urban Development (HUD) funded Project Based Vouchers (PBVs) by the Housing Authority of the County of Riverside. Thus, compliance with the National Environmental Policy Act (NEPA) is required by HUD to demonstrate compliance with applicable federal regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58.

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

The purpose of the proposed project is to provide affordable apartment housing for low-income residents meeting income qualifications. Per the City of Wildomar 2021-2029 Housing Element (October 2021), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,715 new housing units to the City of Wildomar. Of the total, 399 units are allocated to very low income (30-50% Area Median Income (AMI)) category and 450 units are allocated to the low-income category (50 to 80% AMI). The project would provide 130 new units or 14% of the allocation for very low and low-income tenants.

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

The project site is approximately 8.98 net acres in size and located at 32650 Mesa Drive in the City of Wildomar. The site is vacant. Surrounding land use are comprised of the following: North: Single-family residential zoned RR; South: Single-family residential zoned RR; East: Interstate 15 corridor; West: Single-family residential zoned RR.



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

[Figure 1 Vicinity Map.pdf](#)

[Site Visit Nov 21 2023.docx](#)

**Determination:**

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

**Approval Documents:**

**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
PBV1-24-001	Public Housing	Project-Based Voucher Program	\$21,849,360.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$21,849,360.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$79,135,406.00

**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 located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. Skydive Elsinore is a private airstrip located 1.2 miles southwest of the site. Perris Valley Airport is located approximately 8.2 miles northeast of the site. The proposed project is not located within the Perris Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip. March Air Reserve Base is the closest military facility and is located approximately 14.7 miles northeast of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.</p>
<p><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>No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.</p>
<p><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 project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2043G, August 2008). The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.</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,</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located within the South Coast Air Basin (Basin), which</p>



<p>particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1. Maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 33 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.</p>

<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Biological Resources Due Diligence Assessment was performed for the project by Brian F. Smith and Associates, Inc. (September 2021). The majority of the project is comprised of disturbed (abandoned nursery) and ornamental vegetation (olives, pine, palms). The northern region of the project extends slightly into an inundated pond. This area would not be affected by project improvements. General wildlife species documented onsite or within the vicinity are common native species. The site was evaluated for the presence of habitat supporting both federal and state-listed species. None occur on-site. Per Best Management Practices (BMPs) for biological resources, if construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. With implementation of BMP BIO-1, impacts to migratory birds would be less than significant. Further, the project site falls within the Stephen's Kangaroo Rat (SKR) Fee Area outlined in the Riverside County SKR HCP. The SKR is a federally listed species; however, none occur on-site. The project applicant will be required to pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established</p>



		and implemented by the County of Riverside. The fee is not associated with direct project impacts to SKR but rather is intended for use in expanding and maintaining existing preserve areas in western Riverside County.
<p><b>Explosive and Flammable Hazards Above-Ground Tanks)</b>[24 CFR Part 51 Subpart C</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The proposed project would be constructed on a vacant site. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site or otherwise accessible to residents. The project would not emit or release hazardous waste or emissions. The California Environmental Protection Agency (CalEPA) regulated site portal (<a href="https://siteportal.calepa.ca.gov/nsite/map/help">https://siteportal.calepa.ca.gov/nsite/map/help</a>) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 213 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers and repair businesses, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). One above ground gasoline storage tank is located approximately one mile southwest of the project site. The storage tank is associated with the Skydive Elsinore airstrip. The maximum volume stored on-site is 600 gallons. Using HUD's Acceptable Separate Distance Calculator, the overpressure blast area would be 147 feet; the thermal radiation area would be 167 feet. The site is 5,800 feet from the above ground storage tank and outside the separation distance. There is no</p>

		known potential for exposure to significant hazards from the site or surrounding properties. No mitigation measures are required.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is currently vacant and located within an urbanized area within the City of Wildomar. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (October 2023). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2043G (August 2008); and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. The following measures provided by the Pechanga Band of Luiseno Indians would be implemented to reduce potential impacts to previously undiscovered cultural resources: CUL-1: Prior to the issuance of grading permits, the Applicant shall provide to the City the signed and executed AB 168 Tribal Agreement between Affirmed Housing, LLC and the Soboba Band of Luiseno Indians. Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of initial



		<p>survey or grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b. Reburial of the resources on the Project property. c. Curation. Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed prior to project approval, the following procedures shall be followed. a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into</p>
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		<p>with the Tribe. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase 2I data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code s. 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. CUL-2: Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. CUL-3: Prior to the issuance of grading permits, the Applicant shall provide to the City the signed and executed AB 168 Tribal Agreement between Affirmed Housing, LLC and the Pechanga Band of Luiseno Indians. All applicable terms within Mitigation Measures CUL-1 and CUL-2 above shall apply.</p>
<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>A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. As a Best Management Practice (BMP) NOI-5 from the Noise Assessment would be implemented to ensure HUD interior standards are met. BMP NOI-5 requires preparation of an architectural noise study to determine</p>

		<p>the STC of the window, wall and door assemblies to ensure the interior noise levels at all units proximal to Interstate 15 achieve the 45 dBA HUD standard with windows and doors closed. If needed BMP NOI-1 through NOI-4 are recommended to reduce construction noise. NOI-1 Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines. NOI-2 Limit Operations Adjacent to Receivers. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time. NOI-3 Neighbor Notification. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that would occur outside the hours allowed by municipal code. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification</p>
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		<p>should include a telephone number to call to submit complaints associated with construction noise. NOI-4 Noise Control Plan. Construction contractors shall develop and implement a noise control plan for work occurring outside hours allowed per the Municipal Code that includes a noise control monitoring program. The plan may include the following requirements: * Contractor shall turn off idling equipment. * Contractor shall perform noisier operation during the times least sensitive to receptors. * All diesel equipment shall be operated with closed engine doors and shall be equipped with factory- recommended mufflers. * Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities. * For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds and temporary sound barriers.</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>There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p>
<p><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>According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated.</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>The project site is located in an urbanized portion of the City of Wildomar. The Santa Ana River is the closest river and is located approximately 27 miles northwest of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project would provide 130 affordable apartment units for income qualifying residents. The site is vacant; therefore, the project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential uses. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Wildomar 2021-2029 Housing Element (October 2021), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,715 new housing units to the City of Wildomar. Of the total, 399 units are allocated to very low income (30-50% Area Median Income (AMI) category and 450 units are allocated to the low-income category (50 to 80% AMI). The project would provide 130 new units or 14% of the allocation for very low and low-income tenants. The project would contribute to the City of Wildomar's affordable housing allocation. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that</p>

		<p>otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received.</p>
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site is zoned Rural Residential (RR). The General Plan land use designation is Medium-High Density Residential. The allowed density under the General Plan is 8 dwelling units per acre. With the State Density Bonus Law, the maximum density would be 14.47 units per acre which when rounded up, equals 130 units as proposed. The General Plan is consistent with the zoning designation for the site and facilitates compliance with relevant development standards in the municipal code. The proposed project would be compliant with goals, objectives and policies contained in the General Plan that pertain to the proposed use on the subject property. The project has been approved for development by the City of Wildomar (Plot Plan 23-0025, May 16, 2023) subject to approval conditions. The project would be consistent with applicable plans and related policies.</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Soils. According to the soils information provided in the Geotechnical Report, soils beneath the subject property are identified as Young Alluvial-Fan Deposits (Qyf). These are defined as follows: * Young alluvial-fan deposits (Qyf): Young alluvial-fan deposits were encountered beneath the fill in all the borings. As encountered, young alluvial-fan deposits generally consisted of loose to very dense poorly graded sand, poorly graded sand with silt, silty sand, and clayey sand with various amounts of gravel. A layer of hard sand clay was encountered in one of the borings at a depth of approximately 50 feet. The project site is not located within an established Alquist-Priolo Earthquake Fault Zone. No active surface faults are mapped across the site. The nearest active fault is the Elsinore Fault Zone, located about 0.61 miles to the southwest. Grading and foundation construction methods provided in the Geotechnical Report (Nova Services, Inc. September 2022) would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. Slope Erosion. Surface drainage on-site occurs as sheet flow which travels south into existing municipal storm drain located proximal to the site. Off- and one-site flows would be conveyed through the site and into the drainage along the southern property boundary. The site is generally flat; thus, the potential for erosion would be limited as soils are disturbed during grading. The project would not create steep slopes or otherwise increase erosion post-construction. As discussed below, runoff will be conveyed and detained on-site during and post-construction. Stormwater Runoff. The site is 100 percent pervious under existing conditions. Precipitation is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>presumed to infiltrate into the soils. The project would disturb more than one acre of soil during construction; thus, the applicant would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. This would ensure that erosion and sedimentation impacts would be less than significant. The surface runoff from the apartments and impervious areas will be directed into area drains, then into storm chambers or similar systems and allowed to percolate into the soil. Any off-site flows would follow the existing flow pattern and enter municipal stormwater drains. All stormwater infrastructure would be designed per the City of Wildomar 2018 Water Quality Management Plan and Chapter 13.12 of the City of Wildomar Municipal Code. Water/sewer and other utilities (i.e., electrical, communication) would be provided via existing infrastructure located along Mesa Drive.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying individual and families. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, the Phase I ESA states that the project site does not contain facilities containing hazardous materials or that are</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Wildomar requirements for multifamily projects that address fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, implementation of Mitigation Measure NOI-5 would be required to identify the door, window and wall design requirements necessary to achieve at a minimum, 45 dBA CNEL within units facing and/or adjacent to Interstate 15.</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	<p>During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City of Wildomar. Operation of the project would require management and maintenance staff. Services would be provided by a third-party vendor. The number of jobs are not expected to substantively increase employment opportunities in the City. Any new jobs would be a minor benefit associated with the proposed project. The project would not impact jobs by removing employment opportunities.</p>	
Demographic Character Changes / Displacement	2	<p>The proposed project would develop a new residential facility designed to house income qualifying individuals and families. The site is vacant; thus, no displacements would occur. All construction would be confined to the proposed site. Minor off-site improvements would be required for access and utility connections. The surrounding project area is comprised of residential uses. The Interstate 15 corridor is located adjacent to and east of the site. The proposed residential development would be consistent with the City of</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Wildomar General Plan and zoning code. The project would not adversely affect community character.	
Environmental Justice EA Factor	2	<p>The project would provide 130 affordable apartment units for income qualifying residents. The site is vacant; therefore, the project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential uses. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Wildomar 2021-2029 Housing Element (October 2021), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,715 new housing units to the City of Wildomar. Of the total, 399 units are allocated to very low income (30-50% Area Median Income (AMI) category and 450 units are allocated to the low-income category (50 to 80% AMI). The project would provide 130 new units or 14% of the allocation for very low and low-income tenants. The project would contribute to the City of Wildomar's affordable housing allocation. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received.</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Educational and Cultural Facilities (Access and Capacity)	1	<p>School services in the City of Wildomar are provided by the Lake Elsinore School District. The nearest school to the project site is Elsinore High School located at 21800 Canyon Drive approximately 1.6 miles south of the site. William Collier Elementary School is located at 21050 Mayhall Drive approximately 2.1 miles southwest of the site. The proposed project would likely provide housing for school-aged children; thus, affecting demand for school services. Based on generation rates provided in the City of Lake Elsinore General Plan Final Environmental Impact Report (December 2011), the number of students generated by the project would be approximately 82. The applicant would be required to pay a developer impact fee per square foot of assessable space to support ongoing development of school facilities. The City of Wildomar is part of the Riverside County Library System. The Wildomar Library within city boundaries and is located at 34303 Mission Trail Drive, approximately 1.6 miles south of the site. The project would increase the population of Wildomar; however, the addition of new residents is contemplated in the General Plan and would have a negligible effect on the demand for library services city-wide. A portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities. No new or expanded library services would be required.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The proposed project would not provide commercial space. However, the need for goods and services required by the new residents would likely be met by vendors and existing businesses within the area. A commercial area is located approximately 1/2 mile to the north. These businesses could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Health Care / Social Services (Access and Capacity)	2	It is assumed project residents are currently residing in the Wildomar area of western Riverside County. The number of residents that would reside on the site is not expected to increase the general population to the degree that expanded health care services would be required. There are various urgent care and medical facilities in the City of Wildomar and City of Lake Elsinore to the north. The Inland Valley Hospital is located in Wildomar at 36485 Inland Valley Drive approximately 4.7 miles south of the site. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. On-site social services would be provided by a third-party vendor. It is expected that residents currently live in the general Wildomar area and receiving social services as needed. No additional demand on local social services are anticipated.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. Chapter 8.104 of the Wildomar Municipal Code defines construction and demolition debris, It is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Wildomar is provided by Waste Management. Solid waste collected in Wildomar is disposed of in the El Sobrante Landfill located in Corona, California. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. CalEEMod 2022.1 estimates that the proposed project would generate approximately 24 tons of solid waste material annually assuming 75% is recycled. A total of 131 pounds daily would go to the landfill. Assuming the El Sobrante Landfill receives the waste, this would increase the total volumes going to landfill daily by less than one percent. A less than significant impact would occur under this threshold. No adverse impact to landfills associated with project-related waste disposal would occur.</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>The proposed project would utilize existing sewer connections managed by the Elsinore Valley Municipal Water District (EVMWD). EVMWD currently operates three Water Reclamation Facilities (WRF): Regional WRF, Horsethief Canyon WRF, and Railroad Canyon WRF. In addition, wastewater flow in the southern part of EVMWD's service area is treated at the Santa Rosa WRF, operated by Santa Rosa Regional Resources Authority. Combined the EVMWD WRFs have a daily treatment capacity of 9.8 million gallons per day (MGD). Assuming wastewater is approximately 60% of potable water demand, the project would generate approximately 7,025 gallons per day. This is 0.0007% of the daily treatment capacity of the EVMWD WRFs. EVMWD has provided service requirements and design details. A will serve letter for wastewater is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		forthcoming. Impacts associated with wastewater treatment would be less than significant.	
Water Supply (Feasibility and Capacity)	2	EVMWD provides potable water, recycled water, and wastewater services to its Elsinore and Temescal Divisions, which comprise the cities of Lake Elsinore and Canyon Lake, portions of Wildomar and Murrieta, and unincorporated portions of Riverside County and Orange County. In 2020, EVMWD served a population of approximately 163,984 and provided potable water through 44,560 active domestic connections. The Elsinore Division makes up most of the service area, with approximately 43,849 active connections, encompassing an area of 96 square miles. The project site is located in the Elsinore Division. CalEEMod 2022.1 estimated the project would use approximately 4.3 million gallons of water annually (11,708 gallons per day). EVMWD has provided service requirements and design details indicating that water supplies are available to support the project. A will serve letter for wastewater is forthcoming. Water demand associated with the project would not exceed projected demand for the service area or necessitate expanding existing entitlements. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project.	
Public Safety - Police, Fire and Emergency Medical	2	The Riverside County Fire Department provides fire and emergency medical services to the City of Wildomar Elsinore. Fire Station 61 is the nearest station to the project site. It is located at 32637 Gruwell Street approximately 2.8 miles south of the site. Because it is a residential project, demand for fire and emergency service may increase over existing conditions. The	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Wildomar General Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary fair share improvements to the Riverside County Fire Department infrastructure to maintain or improve the efficiency of department operations. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 61. Law enforcement services are provided by the Riverside County Sheriff's Department via the Lake Elsinore office. It is located at 333 Limited Street approximately 2.9 miles northwest of the project site. The project may generate demand for police services beyond existing conditions; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Wildomar General Plan. The payment of impact fees would fund any necessary fair share improvements to the Riverside County Sheriff's Department required to maintain or improve the efficiency of department operations. No adverse impacts related to police services would occur.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>As referenced, on-site recreational amenities would be provided. The area of disturbance would occur as part of the overall project development. No off-site recreational facilities would be constructed to serve the project. The nearest park is Sunshine Park located approximately 0.7 miles southwest of the site. No additional park land would be required to accommodate the project; however,</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>residents may use park resources located throughout the City. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources. No impact would occur under this threshold.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>Bicycle and Trail Facilities. Consistent with the City of Wildomar General Plan Circulation Element, there are no bicycle lanes along Mesa Drive. No trails are located within or planned for construction within the project area. The project will not affect existing bicycle facilities, implementation of planned bicycle facilities or use of existing or planned trail facilities. No impact would occur under this threshold. Transit Facilities. As stated, Riverside Transit Agency (RTA) provides service to the general area with Route 8. The nearest transit stop is located approximately 0.3 miles west of the site at the intersection of Sedco Boulevard and Mission Trail. The project will not affect existing transit service as currently provided. Pedestrian Facilities. As conditions of approval issued by the City of Wildomar as part of the ministerial approval process, the applicant is required to post a security guaranteeing construction of the following street improvements: *</p> <ul style="list-style-type: none"> <li>* Improve Tokay Road to match existing adjacent improvements from the Mesa Drive intersection into the proposed development (40'ROW, 26' curb-to-curb); and</li> <li>* Improve Mesa Drive to match existing adjacent improvements, into the proposed development (60'ROW, 26.5' curb-to-curb) width, to transition from existing into proposed development.</li> </ul> <p>These improvements would include curb, gutter and sidewalk. Existing sidewalks are located along Sedco Boulevard and Mission Trail. Thus, pedestrians would be able to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		walk along the local streets to/from transit access along Mission Trail. No adverse impacts to pedestrian facilities would occur.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources located on the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No federally listed plant or animal species occur on-site. Implementation of Mitigation Measure BIO-1 would avoid impacts to burrowing owl and nesting birds protected under the federal Migratory Bird Treaty Act.	
Other Factors 1	2	No other factors.	
Other Factors 2	2	No other factors.	
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	Climate Change. The project site is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. The projects would be designed consistent with City of Wildomar landscape standards and include shade trees and other amenities intended to minimize the urban heat island effect.	
Energy Efficiency	2	Energy. Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would be required to comply with California Energy Code Title 24 requirements. Further, the	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7 7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in effect at time of building permit issuance. The installation of EnergyStar appliances, be required as a condition of approval. The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related features that reduce energy demand. While the project would increase demand for public utilities in the region; for reasons stated above, this would not represent a significant impact with respect to energy consumption.</p>	

#### Supporting documentation

[23-0025 SB 35 Approval Letter-COAs-rev \[5-24-23\].pdf](#)

[Wildomar Mobility Element.pdf](#)

[Urban Water Management Pla.pdf](#)

[Sewer System Management Pl 1.pdf](#)

[Title 24 Building Efficiency Standards.pdf](#)

[2018 City of Wildomar WQMP.pdf](#)

[NOVA Geotechnical Report Wildomar Cottages 23 Sep 2022.pdf](#)

[Wildomar Cottages Biological Due Diligence Letter.pdf](#)

[1 Arch.pdf](#)

[Zoning Code.pdf](#)

#### Additional Studies Performed:

Brian F. Smith and Associates, Inc., Results of a Biological Resources Due Diligence Study for the Wildomar Cottages Project, APN 365-180-004, Riverside County, California, September 2021. Brian F. Smith and Associates, Inc., Phase I Cultural Resources Assessment for the Cottages at Wildomar Project, July 2021. Brian F. Smith and Associates, Inc., Section 106 Historic Resources Study for the Cottages at Wildomar Project, January 2024. dBF & Associates, Inc., Wildomar Multifamily



Exterior Noise Analysis Report, August 2022. NOVA Services, Inc., Geotechnical Investigation, Wildomar Cottages, September 2022 Dexter Wilson Engineering, Inc., Water System Analysis for the Wildomar Cottages Project, May 2023 Weis Environmental, Phase I Environmental Site Assessment for 32650 Mesa Drive, Wildomar, California, August 2021

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

by:

Annjanette Aguilar Barreras

11/21/2023 12:00:00 AM

[Site Visit Nov 21 2023.docx](#)

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

a. Project Plans and Site Inspection, September 2023 b. Riverside County Airport Land Use Compatibility Plan, Perris Valley Airport, adopted July 2010 c. Coastal Barrier Resources System Mapper, accessed January 2024. d. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C2043G, prepared August 28, 2008; e. Birdseye Planning Group, Cottages at Wildomar California Emission Estimator Model 2022.1 Output, December 2023. f. Coastal Zone Map, February 2024 g. California State Department of Water Resources, Water Resources Control Board, accessed February 2024 h. Weis Environmental, Phase I Environmental Site Assessment for 32650 Mesa Drive, Wildomar, California, August 2021. i. Brian F. Smith and Associates, Inc., Results of a Biological Resources Due Diligence Study for the Wildomar Cottages Project, APN 365-180-004, Riverside County, California, September 2021. j. California Environmental Protection Agency. Regulated Site Portal, accessed October 2023 (<https://siteportal.calepa.ca.gov/nsite/map/help>) k. HUD Exchange Acceptable Separation Distance Tool, accessed December 2023. l. California Department of Conservation, DLRP Important Farmland Finder. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed online December 2023. m. Brian F. Smith and Associates, Inc., Phase I Cultural Resources Assessment for the Cottages at Wildomar Project, July 2021. n. Brian F. Smith and Associates, Inc., Section 106 Historic Resources Study for the Cottages at Wildomar Project, January 2024. o. dBF & Associates, Inc., Wildomar Multifamily Exterior Noise Analysis Report, August 2022. p. US Environmental Protection Agency, Sole Source Aquifer website accessed October 2023 q. United States Fish & Wildlife Service, Wetlands Mapper, accessed October 2023 r. National Wild and Scenic Rivers System, accessed online October 2023. s. City of Wildomar 2021-2029 Housing Element. Adopted October 2021. t. City of Wildomar Zoning Code, Rural Residential, accessed February 2024 u. NOVA Services, Inc., Geotechnical Investigation, Wildomar Cottages, September 2022 v. City of Wildomar, 2018 Water Quality Management Plan w. California Energy Commission, 2022 Building Efficiency Standards, January 2023 x. City of Lake Elsinore, General Plan Update Final Recirculated Environmental Impact

Report, 2006 y. Elsinore Valley Municipal Water District, Sewer System Management Plan, October 2018 z. Elsinore Valley Municipal Water District, Urban Water Management Plan, July 2011. aa. City of Wildomar, General Plan Mobility Element, 2021 bb. Wildomar Cottages Affordable Housing Project, SB 35 Approval Letter (PA 23-0025), May 2023 cc. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone, website accessed October 2021, <https://egis.fire.ca.gov/FHSZ/>

**List of Permits Obtained:**

Plot Plan 23-0025 was approved by the City of Wildomar, May 16, 2023

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

No public outreach has been completed at this time. Tribal outreach was performed per the SB 35 application process and also in preparation of the Cultural Resource Report and Section 106 Historic Resource Study prepared by Brian F. Smith Associates. The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, tribes already contacted, interested parties, and landowners/occupants of parcels located within the proposed project's Area of Potential Effects. The FONSI Notice will include information about where the public may find the Environmental Review Record pertinent to the proposed Project.

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

The proposed project is the construction of an affordable housing project that would provide 130 affordable units to income qualifying individuals and families. Based on the scope of the entire project, potentially significant impacts related to biological resources, cultural resources and noise were identified and mitigated to below a level of significance. No significant or adverse impacts associated with The Cottages at Wildomar were identified. Mitigation in the form of a fair share payment for the proposed project was identified to address the project's contribution to cumulative impacts to public services.

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

Offsite Alternative: Consideration of an offsite alternative is not warranted because no significant impacts that cannot be avoided were identified. Reduced Project: Reducing the size of the proposed project would incrementally reduce impacts across a range of issue areas such as air quality, water supply and wastewater. However, the proposed project's contribution to potentially significant impacts can be mitigated; thus, reducing the project size is not warranted. Density was maximized to ensure



highest and best use of the site. Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

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

If the proposed project was not implemented, the project site would likely remain vacant until another development project is proposed. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

**Summary of Findings and Conclusions:**

The proposed housing project consists of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI. There will be 32 units set aside for non-permanent supportive housing (PSH) funded in part with Project Based vouchers (PBVs). These units will be filled using eligible clients on the Housing Authority of the County of Riverside's site-specific Section 8 PBV waiting list. The building's construction calls for wood frame Type V-B construction with a slab on grade foundation. The style of the design is "Modern Farmhouse," which utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents, and sparse or simple ornamentation. Resident amenities include a centrally located community building with a community room, property manager offices, multi-function room, residential kitchen, and storage. Additional site amenities include a resident pool with a barbeque area, along with two pavilion areas with a tot lot and a play area. There will be 246 surface parking spaces throughout the site, including 5 standard accessible and 2 van accessible spaces. Resident services will be provided by Compass for Affordable Housing, which will be available to all residents. Currently, the anticipated services include adult educational classes, and health and wellness services and programs. The site is not located within an established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in the Geotechnical Report referenced herein would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would occur. No historic resources are known to be present onsite. One isolate was found on-site. Thus, Mitigation Measures CUL-1, CUL-2 and CUL-3 2 would be implemented. The proposed project would be exposed to exterior noise levels along the east side of the site that would exceed residential standards. Mitigation Measure NOI-5 would be implemented to ensure noise levels along the eastern side of the site do not exceed



HUD interior noise standards. The project would not noticeably change exterior noise levels. The project would not change the existing noise environment. Mitigation measures are recommended to reduce temporary construction noise levels at neighboring properties. No specific measures are required to mitigate impacts associated with the remaining environmental issues evaluated herein. The project would not adversely affect public services with the payment of fair share contributions. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. The proposed project would increase the intensity of the uses on-site. Traffic volumes would not contribute to cumulative traffic impacts at neighboring intersections. Mitigation in the form of impact fees would reduce potential adverse effects to public services (i.e., water/sewer, fire/law enforcement, parks and schools). The project would conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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**Project Mitigation Plan**

**Supporting documentation on completed measures**

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

**Airport Hazards**

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

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

No

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

Yes

**Screen Summary**

**Compliance Determination**

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. Skydive Elsinore is a private airstrip located 1.2 miles southwest of the site. Perris Valley Airport is located approximately 8.2 miles northeast of the site. The proposed project is not located within the Perris Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip. March Air Reserve Base is the closest military facility and is located approximately 14.7 miles northeast of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

**Supporting documentation**

[Airport Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No





## Coastal Barrier Resources

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

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

### Compliance Determination

No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply.

### Supporting documentation

[CBRS Mapper.pdf](#)

### 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 project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2043G, August 2008). The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.

#### **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**

Ozone	1.00	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m3 (micrograms per cubic meter of air)

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

Emissions were projected using CalEEMod 2022.1

**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:**

Ozone	1.00	ppb (parts per million)
Particulate Matter, <10 microns	7.80	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 site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area

with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1. Maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

**Supporting documentation**

[Cottages and Wildomar Detailed Report.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

The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 33 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

#### 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:**

Based on a review of available databases listing known hazard sites (Geotracker) and the Phase I ESA prepared for the site (Weis Environmental, Inc., August 2021), no evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the project site or adjacent parcels.

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 32650 Mesa Drive.pdf](#)

[Geotracker.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**

A Biological Resources Due Diligence Assessment was performed for the project by Brian F. Smith and Associates, Inc. (September 2021). The majority of the project is comprised of disturbed (abandoned nursery) and ornamental vegetation (olives, pine, palms). The northern region of the project extends slightly into an inundated pond. This area would not be affected by project improvements. General wildlife species documented onsite or within the vicinity are common native species. The site was evaluated for the presence of habitat supporting both federal and state-listed species. None occur on-site. Per Best Management Practices (BMPs) for biological resources, if construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. With implementation of BMP BIO-1, impacts to migratory birds would be less than significant. Further, the project site falls within the Stephen's Kangaroo Rat (SKR) Fee Area outlined in the Riverside County SKR HCP. The SKR is a federally listed species; however, none occur on-site. The project applicant will be required to pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside. The fee is not associated with direct project impacts to SKR but rather is intended for use in expanding and maintaining existing preserve areas in western Riverside County.

**Supporting documentation**

[Wildomar Cottages Biological Due Diligence Letter\(1\).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

Yes



**4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?**

✓ Yes

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

No

**Screen Summary**

**Compliance Determination**

The proposed project would be constructed on a vacant site. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site or otherwise accessible to residents. The project would not emit or release hazardous waste or emissions. The California Environmental Protection Agency (CalEPA) regulated site portal (<https://siteportal.calepa.ca.gov/nsite/map/help>) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 213 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers and repair businesses, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). One above ground gasoline storage tank is located approximately one mile southwest of the project site. The storage tank is associated with the Skydive Elsinore airstrip. The maximum volume stored on-site is 600 gallons. Using HUD's Acceptable Separate Distance Calculator, the overpressure blast area would be 147 feet; the thermal radiation area would be 167 feet. The site is 5,800 feet from the above ground storage tank and outside the separation distance. There is no known potential for exposure to significant hazards from the site or surrounding properties. No mitigation measures are required.

**Supporting documentation**

[CalEPA Explosive Chemicals.pdf](#)

[Acceptable Separation Distance ASD Electronic Assessment Tool HUD Exchange.pdf](#)

**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

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

The project site is currently vacant and located within an urbanized area within the City of Wildomar. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (October 2023). The site does not include prime or unique farmland, or other farmland of statewide or local importance.

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

### Screen Summary

#### Compliance Determination

The project site is currently vacant and located within an urbanized area within the City of Wildomar. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (October 2023). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.

#### Supporting documentation

[Farmland Map.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

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

Yes

**Screen Summary**

**Compliance Determination**

The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2043G (August 2008); and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.

**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
- ✓ Advisory Council on Historic Preservation    Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
- ✓ Morongo Band of Mission Indians    Completed

✓ Pechanga Band of Indians      Completed

Other Consulting Parties

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

The consulting parties were selected based on input received from the Sacred Lands File search.

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:**  
The APE is comprised of the project site.

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

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

**Additional Notes:**

No historic properties are located in or proximal to the APE.

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

Yes

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 historic or archaeological resources are located on the site. SHPO did not respond to the request for review and concurrence within the 30-day period which was initiated on February 5, 2024.

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

Yes (check all that apply)

No

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

Adverse Effect

**Screen Summary**

**Compliance Determination**



Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106. The following measures provided by the Pechanga Band of Luiseno Indians would be implemented to reduce potential impacts to previously undiscovered cultural resources: CUL-1: Prior to the issuance of grading permits, the Applicant shall provide to the City the signed and executed AB 168 Tribal Agreement between Affirmed Housing, LLC and the Soboba Band of Luiseno Indians. Cultural Resources Disposition. In the event that Native American cultural resources are discovered during the course of initial survey or grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: a. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b. Reburial of the resources on the Project property. c. Curation. Inadvertent Archeological Find. If during ground disturbance activities, cultural resources are discovered that were not assessed prior to project approval, the following procedures shall be followed. a. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find. b. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. c. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed. d. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the Tribe. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition. e. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase 2I data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan. f. Pursuant to Calif. Pub. Res. Code s. 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. CUL-2: Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. CUL-3: Prior to the

issuance of grading permits, the Applicant shall provide to the City the signed and executed AB 168 Tribal Agreement between Affirmed Housing, LLC and the Pechanga Band of Luiseno Indians. All applicable terms within Mitigation Measures CUL-1 and CUL-2 above shall apply.

**Supporting documentation**

[Section 106 NHPA Historic Resources Study for the Cottages at Wildomar.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: 63

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: 63

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

### **Screen Summary**

#### **Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. As a Best Management Practice (BMP) NOI-5 from the Noise Assessment would be implemented to ensure HUD interior standards are met. BMP NOI-5 requires preparation of an architectural noise study to determine the STC of the window, wall and door assemblies to ensure the interior noise levels at all units proximal to Interstate 15 achieve the 45 dBA HUD standard with windows and doors closed. If

needed BMP NOI-1 through NOI-4 are recommended to reduce construction noise.

**NOI-1 Construction Equipment.** Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines.

**NOI-2 Limit Operations Adjacent to Receivers.** Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time.

**NOI-3 Neighbor Notification.** Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that would occur outside the hours allowed by municipal code. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number to call to submit complaints associated with construction noise.

**NOI-4 Noise Control Plan.** Construction contractors shall develop and implement a noise control plan for work occurring outside hours allowed per the Municipal Code that includes a noise control monitoring program. The plan may include the following requirements:

- \* Contractor shall turn off idling equipment.
- \* Contractor shall perform noisier operation during the times least sensitive to receptors.
- \* All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.
- \* Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities.
- \* For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds and temporary sound barriers.

#### Supporting documentation

[Wildomar Multifamily - Exterior Noise Analysis Report 2022-08-01 DRAFT.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

There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.

**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



According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated.

**Supporting documentation**

[Wetland Mapper.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wild and Scenic Rivers Act

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

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

No

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

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

### Screen Summary

#### **Compliance Determination**

The project site is located in an urbanized portion of the City of Wildomar. The Santa Ana River is the closest river and is located approximately 27 miles northwest of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.

#### **Supporting documentation**

[Wild and Scenic River.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**

The project would provide 130 affordable apartment units for income qualifying residents. The site is vacant; therefore, the project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential uses. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Wildomar 2021-2029 Housing Element (October 2021), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,715 new housing units to the City of Wildomar. Of the total, 399 units are allocated to very low income (30-50% Area Median Income (AMI) category and 450 units are allocated to the low-income category (50 to 80% AMI). The project would provide 130 new units or 14% of the allocation for very low and low-income tenants. The project would contribute to the City of Wildomar's affordable housing allocation. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would



be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received.

**Supporting documentation**

[2021 to 2029 Housing Element Adopted October 13 2021.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

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**PUBLIC NOTICE**  
**July 15, 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 30, 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:** The Cottages at Wildomar

**PURPOSE:** The project activity includes the use of 32 PBVs to serve as a rental subsidy for the Cottages at Wildomar (the Cottages) by Affirmed Housing Group, a California Corporation. The Cottages will consist of the new construction of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-Bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI of the area median income of the County of Riverside. There will be 32 units set aside for non-permanent supportive housing (PSH) project based vouchers (PBVs).

**LOCATION:** The property sits on a parcel totaling approximately 8.98 acres located at 32650 Mesa Drive, in the City of Wildomar, also identified as Assessor’s Parcel Number 365-180-004.

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 29, 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

**15 de Julio 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 envié comentarios debe especificar en sus comentarios que “aviso” tiene la dirección de sus comentarios.

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

**El 30 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:** The Cottages at Wildomar

**PROPÓSITO:** La actividad del proyecto incluye el uso de 32 PBV para servir como subsidio de alquiler para las Cottages at Wildomar (las Cottages) por parte de Affirmed Housing Group, una corporación de California. Las Cottages consistirán en la nueva construcción de 13 edificios residenciales de tres pisos que contienen 130 unidades en total y 1 edificio comunitario. De las 130 unidades, hay 36 unidades de dos dormitorios, 61 unidades de tres dormitorios, 31 unidades de cuatro dormitorios y 2 unidades administrativas. Todas las unidades, excepto las dos unidades administrativas, son unidades de vivienda asequible establecidas entre el 30% y el 80% del ingreso medio del área del Condado de Riverside. Habrá 32 unidades reservadas para vales basados en proyectos de vivienda de apoyo no permanente (PSH).

**UBICACIÓN:** La propiedad se encuentra en una parcela de aproximadamente 8.98 acres ubicada en 32650 Mesa Drive, en la ciudad de Wildomar, también identificada como Parcela del Tasador Número 365-180-004.

Esta actividad puede llevarse a cabo a lo largo de 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 29 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 Solutions 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: PN Cottages at Wildomar

**FILE NO. PN Cottages at Wildomar**

## PROOF OF PUBLICATION

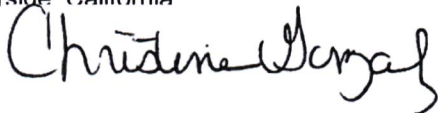
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

**07/15/2024**

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

Date: July 15, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011678070**

**Ad Copy:**



**PUBLIC NOTICE**  
**July 15, 2024**

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

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On or about July 30, 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:** The Cottages at Wildomar

**PURPOSE:** The project activity includes the use of 32 PBVs to serve as a rental subsidy for the Cottages at Wildomar (the Cottages) by Affirmed Housing Group, a California Corporation. The Cottages will consist of the new construction of 13 three-story residential buildings containing 130 total units, and 1 community building. Of the 130 units, there are 36 two-bedroom units, 61 three-bedroom units, 31, four-bedroom units, and 2 manager units. All units, except the two manager units, are affordable housing units set between 30% and 80% AMI of the area median income of the County of Riverside. There will be 32 units set aside for non-permanent supportive housing (PSH) project based vouchers (PBVs).

**LOCATION:** The property sits on a parcel totaling approximately 8.98 acres located at 32650 Mesa Drive, in the City of Wildomar, also identified as Assessor's Parcel Number 365-180-004.

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](mailto:AABarreras@rivco.org). All comments received at the address specified above on or before July 29, 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**

**15 de Julio 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 INTERESADAS:**



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

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 30 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:** The Cottages at Wildomar

**PROPÓSITO:** La actividad del proyecto incluye el uso de 32 PBV para servir como subsidio de alquiler para las Cottages at Wildomar (las Cottages) por parte de Affirmed Housing Group, una corporación de California. Las Cottages consistirán en la nueva construcción de 13 edificios residenciales de tres pisos que contienen 130 unidades en total y 1 edificio comunitario. De las 130 unidades, hay 36 unidades de dos dormitorios, 61 unidades de tres dormitorios, 31 unidades de cuatro dormitorios y 2 unidades administrativas. Todas las unidades, excepto las dos unidades administrativas, son unidades de vivienda asequible establecidas entre el 30% y el 80% del ingreso medio del área del Condado de Riverside. Habrá 32 unidades reservadas para vales basados en proyectos de vivienda de apoyo no permanente (PSH).

**UBICACIÓN:** La propiedad se encuentra en una parcela de aproximadamente 8.98 acres ubicada en 32650 Mesa Drive, en la ciudad de Wildomar, también identificada como Parcela del Tasador Número 365-180-004.

Esta actividad puede llevarse a cabo a lo largo de 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 29 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 Solutions 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 ojetores 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.

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