

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



**ITEM: 3.40
(ID # 24493)**

MEETING DATE:

Tuesday, August 27, 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 Cambern Avenue Apartments Affordable Housing Project Located in the City of Lake Elsinore, Pursuant to the National Environmental Policy Act (NEPA), and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 2. [100% Housing Choice Voucher Program Project Based Vouchers - \$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for Cambern Avenue Apartments Affordable Housing Project, City of Lake Elsinore (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 8/23/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: August 27, 2024
xc: HWS, HUD

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Community HousingWorks, a California nonprofit public benefit corporation and affordable housing developer (Developer), was awarded a total of 37 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) for the Cambern Avenue Apartments, a 76-unit affordable rental housing complex for low-income households (Proposed Project). PBVs were awarded in response to competitive Request for Proposals (RFPs) released by the Housing Authority of the County of Riverside (HACR) on June 2, 2023 (RFP No. 2023-110) and November 11, 2023 (RFP No. 2023-120). The Developer has formed a limited partnership known as Cambern Avenue Housing Associates, L.P., a California limited partnership (Partnership) for the purpose of developing and financing new construction of the Proposed Project.

The 37 PBVs will serve as a rental subsidy for households experiencing homelessness, at risk of homelessness or facing housing insecurity. Supportive services, including case management and tailored referrals, will be offered on-site by Riverside University Health System – Behavioral Health to meet the needs of each household. Upon environmental clearance and Developer securing necessary funding to develop the Proposed Project, HACR will enter into an Agreement for Housing Assistance Payments (AHAP) with Developer for the PBVs subject to approval by the HACR’s Board of Commissioners.

The Proposed Project will consist of a total of 75 resident units, plus 1 two-bedroom unit unrestricted as a manager’s unit, located on approximately 4.02 acres of land on two separate parcels of land located at 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor’s Parcel Numbers 377-100-003 and 377-380-003 (Property). The Proposed Project includes 26 one-bedroom units (637 sq. ft.), 30 two-bedroom units (816 sq. ft.), and 20 three-bedroom units (971 sq. ft.). The PBV units will comprise 26 one-bedroom units and 11 two-bedroom units. The Proposed Project is designed to enhance the quality of life for the residents and promote community engagement. The Proposed Project will include 122 parking spaces, common amenities, laundry room, community rooms, computer lab, tot lot, and parking areas, including carports, leasing office, an interview room, and social services space.

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The PBVs have an estimated value of \$18,590,640 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 \$48,514,340. Permanent sources for financing include the following:

Permanent Sources	
Conventional Perm Loan	\$8,041,000
City of Lake Elsinore	\$5,400,000
Accrued Deferred Interest-City of Lake Elsinore	\$213,105
Riverside County, PLHA	\$4,000,000
Accrued Deferred Interest County	\$157,855
Deferred Developer Fee	\$3,312,019
GP Capital – Sponsor	\$100
Limited Partners	\$27,390,261
Total	\$48,514,340

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with 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 May 16, 2024, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which are 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 County complete and execute the attached Request for Release of Funds and Certification (RROF) when requesting the release of Housing Choice Voucher Program Project-Based Vouchers that are subject to the HUD environmental review process.

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

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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 75 affordable rent units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in eastern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; The County's contribution to the project is anticipated to include the Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers which are fully funded by 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/RRUF
- Proof of Publication


Brianna Lontajo, Principal Management Analyst 8/21/2024


Aaron Gettis, Chief of Deputy County Counsel 6/10/2024

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) Alicia Jaimes	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054		

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

9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers Cambern Apartments	10. Location (Street address, city, county, State) 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor's Parcel Numbers 377-100-003, 377-380-003
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11. Program Activity/Project Description

Community HousingWorks, a California nonprofit public benefit corporation and affordable housing developer (Developer), was awarded a total of 37 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) comprises of eighteen (18) one-bedroom units, nine (9) two-bedroom units and ten (10) 3-bedroom units. Cambern Avenue Affordable Housing Apartments (Proposed Project), at 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532. The Proposed Project will comprise a newly constructed 75-unit multi-family development (including one unrestricted manager's unit) affordable rental housing complex for low-income families. The development comprises nineteen (19) one-bedroom units, thirty-six (36) two-bedroom units, twenty (20) three-bedroom units, and one unrestricted resident manager unit. The Proposed Project is located on approximately 4.02 acres on two separate parcels of land, identified as Assessor's Parcel Numbers 377-100-003 and 377-380-003 (Property).

The PBVs have an estimated value of \$18,590,640 in rental subsidies over the 20-year term. Permanent Sources will include; Conventional Perm Loan \$8,041,000; City of Lake Elsinore \$ 5,400,000; Accrued Deferred Interest -City of Lake Elsinore \$213,105; Riverside County-PLHA \$4,000,000; Accrued Deferred Interest County \$157,855; Deferred Developer Fee \$3,312,019; GP Capital-Sponsor \$100; Limited Partners \$27,390,261 Total Development \$48,514,340.

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 8/27/24 ATTEST: KIMBERLY A. RECTOR, Clerk By  DEPUTY
Address of Certifying Officer	

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


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

Signature of Authorized Officer of the Recipient X	Title of Authorized Officer
	Date signed

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

Previous editions are obsolete

form HUD-7015.15 (1/99)

FORM APPROVED COUNTY COUNSEL
BY:  8/11/2024
AMR P. DHILLON DATE

AUG 27 2024 3.40



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

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

Project Information

Project Name: 3rd-and-Cambern-Affordable-Housing-Project

HEROS Number: 900000010376750

Project Location: 29377 3rd St, Lake Elsinore, CA 92532

Additional Location Information:

The 3rd and Cambern Apartment Project would construct and operate a new 76-unit affordable multi-family residential development on two parcels located at 29377 3rd Street (Site A - 3.18 acres - APN 377-380-003) and 29366 3rd Street (Site B - 0.84 acres - APN 377-100-003) in the City of Lake Elsinore.

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

The project applicant, Community Housing Works is proposing to construct and operate the 3rd and Cambern Apartments, a new 76-unit affordable housing community with related infrastructure improvements on two parcels located at 29377 3rd Street (Site A) and 29366 3rd Street (Site B) in the City of Lake Elsinore. Site A is located on the northeast corner of 3rd Street and Cambern Avenue. Site B is located on the southeast corner of 3rd Street and Cambern Avenue. Both sites are developed with existing single-family residences and outbuildings that would be demolished as part of the project. They are constructed in a two-story garden style walk-up configuration with stair access. Common area amenities include laundry and community rooms, computer lab, tot lot, and parking areas, including carports. The site is conveniently located near a host of amenities. Unit amenities include Energy-star appliances, ceiling fans, garbage disposal, ADA-accessible and adaptable features, Wiring and backing for electronic media, and Vinyl plank flooring. The Project has one building on each site - the smaller site will have 16 units and the larger site will have 60 units, the community building with leasing office, interview room and social services space. The project will have ample social services space in the community building to house the case managers and host the social services for the residents that require assistance. The unit mix is 26 1BR units (637 sq. ft.), 30 2 BR units (816 sq. ft.), and 20 3BR units (971 sq. ft.), including one 2 BR manager unit. There will be 19 accessible units on the first floors of the buildings for permanent supportive housing residents. There will be 122 parking spaces, 91 (61 carports) on the large site and 31 (16 carports) on the smaller site. Additionally, the development will consist of wood-framed buildings including two 2-story residential buildings (Type V-A) with single-story community building (Type V-B), and two detached laundry & maintenance buildings (Type V-B) with surface parking. Surface parking will feature covered carport parking. Building materials include white and warm accent color stucco, tile roofing, varied wall planes along with stucco window canopies. These design elements will bring depth and scale to the elevations. Consistent with the City of Lake Elsinore Residential Development Standards, the buildings are located to enhance the privacy of adjoining units and

provide variation of architectural building mass. The buildings are configured around exterior spaces that will support active and passive recreation. The outdoor spaces will invite residents into common spaces, courtyards, playgrounds and gathering areas. Construction is expected to begin in the third quarter of 2024 and be completed by late early 2026 (approximately 18 months). Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm.

Funding Information

Grant Number	HUD Program	Program Name	
PBV3-23-001	Public Housing	Project-Based Voucher Program	\$18,590,640.00

Estimated Total HUD Funded Amount: \$18,590,640.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$48,514,340.00

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	The City of Lake Elsinore will require a Design Review approval, grading permits for Sites A and B and building permits.

Project Mitigation Plan

The City of Lake Elsinore will require the project to comply local municipal code and design review standards. Any conditions will be issued in a Conditions of Approval for the project prior to issuing grading or building permits.

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: Alicia Jaimes **Date:** 8/14/2024

Name / Title/ Organization: Alicia Jaimes / / RIVERSIDE COUNTY

Certifying Officer Signature: Chuck Washington **Date:** 8/27/24

Name/ Title: CHUCK WASHINGTON CHAIR, BOARD OF SUPERVISORS

ATTEST:
KIMBERLY A. RECTOR, Clerk
By Kimberly A. Rector
DEPUTY

08/14/2024 11:14

FORM APPROVED COUNTY COUNSEL
BY: Amrit P. Dhillon 9/11/2024
AMRIT P. DHILLON DATE

AUG 27 2024 3.40

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).

PUBLIC NOTICE
June 10, 2024

Housing, and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(951) 955-0783 Alicia Jaimes

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. 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 June 25, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME: Cambern Avenue Apartments

PURPOSE: The Proposed Project will comprise a newly constructed 76-unit multi-family development (including one unrestricted manager’s unit) affordable rental housing complex for low-income households. The development includes 26 one-bedroom units, 30 two-bedroom units, and 20 three-bedroom units. The Proposed Project will be located on approximately 4.02 acres on two separate parcels of land, identified as Assessor’s Parcel Numbers 377-100-003 and 377-380-003 (Property); the project is designed to enhance the quality of life for the residents and promote community engagement. The project will include 122 parking spaces, common amenities, laundry room, community rooms, computer lab, tot lot, and parking areas, including carpools, leasing office, an interview room, and social services space.

The PBVs will serve as rental subsidy for 37 units (26 one-bedroom units and 11 two-bedroom units) reserved for households experiencing homelessness or at risk of homelessness or experiencing housing insecurity whose incomes do not exceed 50% of the area median income (AMI). Referrals for these units will come from the County of Riverside Coordinated Entry System (CES). Extensive wrap-around permanent supportive services will be made available to tenants.

LOCATION: The Project site is located on 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor’s Parcel Numbers 377-100-003, 377-380-003.

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 3403 Tenth Street, Suite 300, Riverside, California 92501. 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: Alicia Jaimes at 3403 Tenth Street, Suite 300, Riverside, California 92501 or email comments to MAJaimes@rivco.org. All comments received at the address specified above **on or before June 25, 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 Chuck Washington in their capacity as the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside 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: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PÚBLICA
10 de Junio del 2024

Departamento de Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Alicia Jaimes, Preparadora (951) 955-0783

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACIÓN DE FONDOS

El 25 de June 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: Cambern Avenue Apartments

PROPÓSITO: El Proyecto Propuesto comprenderá un complejo de viviendas de alquiler asequible de 76 unidades recién construidas (incluida una unidad de administrador sin restricciones) para hogares de bajos ingresos. El desarrollo incluye 26 unidades de un dormitorio, 30 unidades de dos dormitorios y 20 unidades de tres dormitorios. El Proyecto Propuesto estará ubicado en aproximadamente 4.02 acres en dos parcelas de tierra separadas, identificadas como Parcela del Tasador Números 377-100-003 y 377-380-003 (Propiedad); El proyecto está diseñado para mejorar la calidad de vida de los residentes y promover la participación comunitaria. El proyecto incluirá 122 espacios de estacionamiento, servicios comunes, cuarto de lavado, salas comunitarias, laboratorio de computación, área de juegos infantiles y áreas de estacionamiento, que incluyen estacionamientos techados, oficina de arrendamiento, una sala de entrevistas y espacio para servicios sociales.

Los PBV servirán como subsidio de alquiler para 37 unidades de PSH reservadas para personas y familias sin hogar o en riesgo de quedarse sin hogar o que experimentan inseguridad en la vivienda cuyos ingresos no excedan el 50% del ingreso medio del área (AMI). Las referencias para estas unidades provendrán del Sistema de Entrada Coordinada (CES) del Condado de Riverside. Se pondrán a disposición de los inquilinos amplios servicios de apoyo permanentes integrales.

UBICACIÓN: El sitio del Proyecto está ubicado en 29366 y 29377 3rd Street en la ciudad de Lake Elsinore, California, 92532, identificado como Números de Parcela del Tasador 377-100-003, 377-380-003.

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 3403 Tenth St., Riverside, CA 92501. 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: Alicia Jaimes en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a MAJaimes@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 25 de Junio 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 Local de HUD en Los Ángeles que Chuck Washington, en su calidad de Presidente de la Junta de Supervisores, consiente en aceptar la jurisdicción de los tribunales federales si se inicia una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental. y que estas responsabilidades han sido satisfechas. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Departamento de Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside asigne 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 período 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. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el ultimo día real del periodo de objeción.



**PUBLIC NOTICE
June 10, 2024**

Housing, and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(951) 955-0783 Alicia Jaimes

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. 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 June 25, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME: Cambren Avenue Apartments

PURPOSE: The Proposed Project will comprise a newly constructed 76-unit multi-family development (including one unrestricted manager's unit) affordable rental housing complex for low-income households. The development includes 26 one-bedroom units, 30 two-bedroom units, and 20 three-bedroom units. The Proposed Project will be located on approximately 4.02 acres on two separate parcels of land, identified as Assessor's Parcel Numbers 377-100-003 and 377-380-003 (Property); the project is designed to enhance the quality of life for the residents and promote community engagement. The project will include 122 parking spaces, common amenities, laundry room, community rooms, computer lab, tot lot, and parking areas, including carports, leasing office, an interview room, and social services space.

The PBVs will serve as rental subsidy for 37 units (26 one-bedroom units and 11 two-bedroom units) reserved for households experiencing homelessness or at risk of homelessness or experiencing housing insecurity whose incomes do not exceed 50% of the area median income (AMI). Referrals for these units will come from the County of Riverside Coordinated Entry System (CES). Extensive wrap-around permanent supportive services will be made available to tenants.

LOCATION: The Project site is located on 29366 and 29377 3rd Street in the City of Lake Elsinore, California, 92532, identified as Assessor's Parcel Numbers 377-100-003, 377-380-003.

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 3403 Tenth Street, Suite 300, Riverside, California 92501. 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: Alicia Jaimes at 3403 Tenth Street, Suite 300, Riverside, California 92501 or email comments to AJaimes@rivco.org. All comments received at the address specified above on or before June 25, 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 Chuck Washington in their capacity as the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside 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 basws:

- 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: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

**NOTICIA PÚBLICA
10 de Junio del 2024**

Departamento de Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Alicia Jaimes, Preparadora (951) 955-0783

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACIÓN DE FONDOS

El 25 de June 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: Cambern Avenue Apartments

PROPÓSITO: El Proyecto Propuesto comprenderá un complejo de viviendas de alquiler asequible de 76 unidades recién construidas (incluida una unidad de administrador sin restricciones) para hogares de bajos ingresos. El desarrollo incluye 26 unidades de un dormitorio, 30 unidades de dos dormitorios y 20 unidades de tres dormitorios. El Proyecto Propuesto estará ubicado en aproximadamente 4.02 acres en dos parcelas de tierra separadas, identificadas como Parcela del Tasador Números 377-100-003 y 377-380-003 (Propiedad); El proyecto está diseñado para mejorar la calidad de vida de los residentes y promover la participación comunitaria. El proyecto incluirá 122 espacios de estacionamiento, servicios comunes, cuarto de lavado, salas comunitarias, laboratorio de computación, área de juegos infantiles y áreas de estacionamiento, que incluyen estacionamientos techados, oficina de arrendamiento, una sala de entrevistas y espacio para servicios sociales.

Los PBV servirán como subsidio de alquiler para 37 unidades de PSH reservadas para personas y familias sin hogar o en riesgo de quedarse sin hogar o que experimentan inseguridad en la vivienda cuyos ingresos no excedan el 50% del ingreso medio del área (AMI). Las referencias para estas unidades provendrán del Sistema de Entrada Coordinada (CES) del Condado de Riverside. Se pondrán a disposición de los inquilinos amplios servicios de apoyo permanentes integrales.

UBICACIÓN: El sitio del Proyecto está ubicado en 29366 y 29377 3rd Street en la ciudad de Lake Elsinore, California, 92532, identificado como Números de Parcela del Tasador 377-100-003, 377-380-003. 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 3403 Tenth St., Riverside, CA 92501. 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: Alicia Jaimes en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a MAJaimes@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente en o alrededor del 25 de Junio 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 Local de HUD en Los Ángeles que Chuck Washington, en su calidad de Presidente de la Junta de Supervisores, consiente en aceptar la jurisdicción de los tribunales federales si se inicia una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental, y que estas responsabilidades han sido satisfechas. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Departamento de Soluciones de Vivienda y Fuerza Laboral del Condado de Riverside asigne 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 tomó 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. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del período de objeción.

Published The Press-Enterprise June 10, 2024

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

Project Information

Project Name: 3rd-and-Cambern-Affordable-Housing-Project

HEROS Number: 900000010376750

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

RE Preparer: Alicia Jaimes

State / Local Identifier: CA

Certifying Officer: Chuck Washington

Grant Recipient (if different than Responsible Entity): COMMUNITY HOUSING OPPORTUNITIES CORPORATION

PHA Code:

Point of Contact: Liz Jewell

Consultant (if applicable): Birdseye Planning Group, LLC

Point of Contact: Ryan Birdseye

Project Location: 29377 3rd St, Lake Elsinore, CA 92532

Additional Location Information:

The 3rd and Cambern Apartment Project would construct and operate a new 76-unit affordable multi-family residential development on two parcels located at 29377 3rd

FORM APPROVED COUNTY COUNSEL
BY: APD AMRIT P. BHILLON
DATE: 6/15/2024

Street (Site A - 3.18 acres - APN 377-380-003) and 29366 3rd Street (Site B - 0.84 acres - APN 377-100-003) in the City of Lake Elsinore.

Direct Comments to:

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

The project applicant, Community Housing Works is proposing to construct and operate the 3rd and Cambern Apartments, a new 76-unit affordable housing community with related infrastructure improvements on two parcels located at 29377 3rd Street (Site A) and 29366 3rd Street (Site B) in the City of Lake Elsinore. Site A is located on the northeast corner of 3rd Street and Cambern Avenue. Site B is located on the southeast corner of 3rd Street and Cambern Avenue. Both sites are developed with existing single-family residences and outbuildings that would be demolished as part of the project. They are constructed in a two-story garden style walk-up configuration with stair access. Common area amenities include laundry and community rooms, computer lab, tot lot, and parking areas, including carports. The site is conveniently located near a host of amenities. Unit amenities include Energy-star appliances, ceiling fans, garbage disposal, ADA-accessible and adaptable features, Wiring and backing for electronic media, and Vinyl plank flooring. The Project has one building on each site - the smaller site will have 16 units and the larger site will have 60 units, the community building with leasing office, interview room and social services space. The project will have ample social services space in the community building to house the case managers and host the social services for the residents that require assistance. The unit mix is 26 1BR units (637 sq. ft), 30 2 BR units (816 sq. ft.), and 20 3BR units (971 sq. ft.), including one 2 BR manager unit. There will be 19 accessible units on the first floors of the buildings for permanent supportive housing residents. There will be 122 parking spaces, 91 (61 carports) on the large site and 31 (16 carports) on the smaller site. Additionally, the development will consist of wood-framed buildings including two 2-story residential buildings (Type V-A) with single-story community building (Type V-B), and two detached laundry & maintenance buildings (Type V-B) with surface parking. Surface parking will feature covered carport parking. Building materials include white and warm accent color stucco, tile roofing, varied wall planes along with stucco window canopies. These design elements will bring depth and scale to the elevations. Consistent with the City of Lake Elsinore Residential Development Standards, the buildings are located to enhance the privacy of adjoining units and provide variation of architectural building mass. The buildings are configured around exterior spaces that will support active and passive recreation. The outdoor spaces will invite residents into common spaces, courtyards, playgrounds and gathering areas. Construction is expected to begin in the third quarter of 2024 and be completed by late early 2026 (approximately 18 months). Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm.

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 Lake Elsinore third draft 2021-2029 Housing Element (April 2023), the Regional Housing Needs Assessment (RHNA) has allocated a total of 6,681 new housing units to the City of Lake Elsinore. Of the total, 1,878 units are allocated to very low income (30-50% Area Median Income (AMI)) category and 1,099 units are allocated to the low-income category (50 to 80% AMI). The project would provide 76 new units or 3% of the allocation for very low and low-income tenants.

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

The project site is approximately 4.02 net acres in size and located on the east side of Cambern Avenue in the City of Lake Elsinore. Site A is located on the southeast corner of the 3rd Street/Cambren Avenue intersection. Site B is located on the northwest corner across 3rd Street from Site A. Both sites are developed with single-family residences, outbuildings and related improvements. Surrounding land use are comprised of the following: North: Single-family residential zoned R-2; South: Single-family residential zoned R-2; East: Single-family residential zoned Low Density Residential; West: Commercial (Wal-Mart Supercenter) and single-family residential zoned Commercial/Mixed Use.

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

- [Architectural Plans.pdf](#)
- [Figure 2 Site Plan.pdf](#)
- [Figure 1 Vicinity Map.pdf](#)
- [IMG_0023.JPG](#)
- [IMG_0022.JPG](#)
- [IMG_0021.JPG](#)
- [IMG_0020.JPG](#)
- [IMG_0019.JPG](#)
- [IMG_0018.JPG](#)
- [IMG_0017.JPG](#)
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- [IMG_0005.JPG](#)
- [IMG_0004.JPG](#)
- [IMG_0003.JPG](#)
- [IMG_0002.JPG](#)
- [IMG_0001.JPG](#)
- [Site Photos.pdf](#)

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
PBV3-23-001	Public Housing	Project-Based Voucher Program	\$16,548,720.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$16,548,720.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$48,514,340.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet from the end of a military airfield runway. Skydive Elsinore is a private airstrip located 4.2 miles southwest of the site. Perris Valley Airport is located approximately 7.8 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 (Riverside County Airport Land Use Compatibility Plan Policy

		<p>Document, Map PV-1, July 2010). March Air Reserve Base is the closest military facility and is located approximately 13 miles northwest of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.</p>
<p>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2029G, 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>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended,</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following:</p>

<p>particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project 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. Table 1 below shows the highest daily emissions that would occur over the 2024-2024 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions</p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Daily Emissions (lbs. per day)</th> <th>Standard (lbs. per day)</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>13.1</td> <td>75</td> </tr> <tr> <td>NOx</td> <td>36.0</td> <td>100</td> </tr> <tr> <td>CO</td> <td>34.0</td> <td>550</td> </tr> <tr> <td>PM10</td> <td>9.5</td> <td>150</td> </tr> <tr> <td>PM2.5</td> <td>5.4</td> <td>55</td> </tr> </tbody> </table> <p>ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide</p>	Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)	ROG	13.1	75	NOx	36.0	100	CO	34.0	550	PM10	9.5	150	PM2.5	5.4	55
Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)																		
ROG	13.1	75																		
NOx	36.0	100																		
CO	34.0	550																		
PM10	9.5	150																		
PM2.5	5.4	55																		

		<p>PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 4.8 55 NOx 2.8 55 CO 27.9 550 PM10 5.3 150 PM2.5 1.4 55 SOx 0.06 150 SOx - Sulfur Oxides</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 31 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. A Habitat Assessment was performed for the project by Cadre Environmental, Inc., in May 2023. The project site is dominated by non-native grasses and ruderal species. Ornamental trees and shrubs are scattered onsite. The site is dominated by developed and disturbed areas which include areas generally devoid of vegetation. General</p>

	<p>wildlife species documented onsite or within the vicinity are common native species. No federally listed species or their habitats occur on-site. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds and raptors that could occur in the area and that are adapted to urban environments. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). 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 reduced to less than significant. BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction</p>
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	<p>clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. Because the project site is located within the Riverside County Multispecies Habitat Conservation Plan (MSHCP) area, the project applicant is required to pay Local Development Mitigation fees as established. Though as stated, no adverse impacts to covered species would occur with project implementation. 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 shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of</p>
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		<p>Riverside. The mitigation fee is intended to expand and maintain existing preserve areas in western Riverside County.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. The proposed project would remove existing residential buildings and sheds to construct 75 affordable housing units on two sites. 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 545 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, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). One above ground diesel storage tank is located approximately 0.44 miles southwest of the project site. The storage tank is associated with an Elsinore Valley Municipal Water District</p>

		<p>Rosetta Pump Station emergency generator. The maximum volume stored on-site is 3,000 gallons. Using HUD's Acceptable Separate Distance Calculator, the overpressure blast area would be 315 feet; the thermal radiation area would be 437 feet. The site is approximately 2,339 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.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is currently vacant and located within an urbanized area within the City of Lake Elsinore. 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.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate</p>

		<p>Map (FIRM) 06065C2029G (August 2008); and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Two historic-period single-family residential properties were documented in the Area of Potential Effect (APE), the area that would be impacted by the project action. Archival research indicates that both properties were constructed in the late 1960s and as such, are historic in age. The properties were documented and evaluated for listing on the National Register of Historic Places (NRHP). Neither resource is recommended eligible for NRHP listing. The following BMPs are included herein to address Cultural Resource monitoring requests from local Native America tribes. CUL-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. CUL-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the City of Lake Elsinore for tribal monitoring. The City of Lake Elsinore is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. CUL-3: Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and approved. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City of Lake Elsinore, shall develop a</p>

		<p>CRMP in consultation pursuant to the definition in state Assembly Bill (AB) 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-4: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), procedures specified in the monitoring agreement shall be carried out for final disposition of the discoveries. CUL-5: The City of Lake Elsinore shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground -disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find." CUL-6: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. CUL-7: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p>
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<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The DNL Calculator was used to quantify existing and with project noise levels at the project site based on existing and anticipated project-related traffic. The baseline DNL is 54 dBA. With the addition of project trips, the DNL would increase to 55 dBA. This is within the 65 dBA DNL limits allowed by HUD. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation (i.e., 26 to 30 dBA) achieved by adhering to Title 24 of the California Building Code which includes operation of an HVAC system in each unit. Using 55 dBA Ldn as the baseline exterior noise level, interior noise levels with an insertion are estimated to be approximately 25 dBA which would meet the 45 dBA interior noise standard. No adverse interior noise impacts are identified. Construction noise BMPs are included herein to reduce potential construction noise on neighboring properties at the discretion of the RE. 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. 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</p>
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		<p>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 could result in noise levels of 85-dBA at adjacent residences. NOI-4 Noise Control Plan. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 85 decibels at the adjacent single-family residence.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated.</p>
<p>Wild and Scenic Rivers Act 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>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of the City of Lake Elsinore. The San Luis Rey River is the nearest river and is located approximately 21 miles northwest of the site. It is not a designated wild or scenic river. (National Wild and Scenic</p>

		Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 75 affordable apartment units for income qualifying residents. The project would remove two existing single-family residences and mobile homes from the property. All residences are vacant; thus, no relocations would be required. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential and commercial 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. As reported in the City of Lake Elsinore Housing Element 2021-2029, third submission (April 2022) the projected housing need obligation for the planning period is 6,681 total units. Of these units, the City of Lake Elsinore will need to accommodate 2,977 low to extremely low-income housing units. The project would contribute to the City of Lake Elsinore 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</p>

		<p>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
LAND DEVELOPMENT			
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	2	<p>The project sites are zoned R-2 Medium Density Residential with a density of 12 dwelling units (du) per acre with increases allowed per State Density Bonus Law. The General Plan land use designation is Medium Density Residential. The proposed residential project is a permitted use in the R-2 zone and subject to standards stipulated in Section 17.80 of the Lake Elsinore Municipal Code. 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 will be reviewed for compliance with all zoning regulations and design guidelines provided in the City of Lake Elsinore Municipal Code for multifamily projects. Thus, assuming all</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		applicable design guidelines are met, the project would be consistent with applicable plans and related policies.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Soils. According to the soils information provided in the Geotechnical Report, soils beneath the subject property are identified as Fill and Young Alluvial-Fan Deposits (Qyf). These are defined as follows: * Fill (Qf): Fill was encountered at the ground surface in each of the borings and extended to depths of up to about 3 feet. As encountered, the fill generally consisted of moist, medium dense clayey sand with various amount of gravel. * 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 dense to very dense sandy lean clay, underlain by hard, weakly cemented lean clay, underlain by very dense sandy lean clay, poorly graded sand with clay and clayey sand. The project site is not located within an established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The closest active fault to this site is the Elsinore Fault Zone, Glen Ivy section, located approximately 1.5 miles southwest of the project 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 (Atlas Technical Consultants, LLC, July 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 southwest into existing</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>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 nearly 100 percent pervious under existing conditions. Precipitation is 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 buildings and impervious areas will be directed into area drains, then into storm chambers and modular wetland systems. Stormwater collected in the chambers will flow into the modular wetland systems and for treatment. Finally, the stormwater flows through storm drainage pipes to a 24-inch storm drain and then to a new curb inlet on the south side of the project site. The proposed 24-inch pipe extension will tie into an existing pipe.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Flows will then follow the existing offsite flow path.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	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 affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Lake Elsinore 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, the proposed project would be exposed to exterior noise levels from traffic on Cambern Avenue and 3rd Street. Noise levels would not exceed City of Lake Elsinore or HUD interior noise standards.	
SOCIOECONOMIC			
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City of Lake Elsinore. Operation of the project would require management and maintenance staff. 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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		not impact jobs by removing employment opportunities.	
Demographic Character Changes / Displacement	1	The proposed project would develop a new residential facility designed to house income qualifying individuals and families. Both sites have existing residences and outbuildings. These residences are 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 and commercial uses. The proposed residential development would be consistent with the City of Lake Elsinore General Plan and zoning code. The project would not adversely affect community character.	
Environmental Justice EA Factor	1	The project would provide 75 affordable apartment units for income qualifying residents. The project would remove two existing single-family residences and mobile homes from the property. All residences are vacant; thus, no relocations would be required. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential and commercial 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. As reported in the City of Lake Elsinore Housing Element 2021-2029, third submission (April 2022) the projected housing need obligation for the planning period is 6,681 total units. Of these units, the City of Lake Elsinore will need to accommodate 2,977 low to extremely low-	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>income housing units. The project would contribute to the City of Lake Elsinore 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>	
COMMUNITY FACILITIES AND SERVICES			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	1	<p>The nearest school to the project site is Earl Warren Elementary School located at 41221 Rosetta Canyon Drive approximately 0.7 miles northeast of the site. Temescal Valley High School is located at 28755 El Toro Road approximately one mile northeast 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 47. 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 Lake Elsinore is part of the Riverside County Library System. There are two libraries within city boundaries, including Lake Elsinore Library located on West Graham Avenue, northeast of the lake, and Lakeside Library on Riverside Drive, located northwest of the lake. The Canyon Lake Library is just outside the city boundary on Railroad Canyon Drive. The project would increase the population of Lake Elsinore;</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>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>	
<p>Commercial Facilities (Access and Proximity)</p>	<p>1</p>	<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 to the northwest and southwest along Cambern Avenue. These businesses could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project.</p>	
<p>Health Care / Social Services (Access and Capacity)</p>	<p>1</p>	<p>It is assumed project residents are currently residing in the Lake Elsinore 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 Lake Elsinore. Southwest Healthcare Inland Valley Hospital is located in Wildomar approximately 8.7 miles southeast at 36485 Inland Valley Drive. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. No social services would be provided on-site. As noted, it is expected that residents currently live in the general Lake Elsinore area and receiving social services as needed. No additional demand on local social services are anticipated.</p>	
<p>Solid Waste Disposal and Recycling</p>	<p>2</p>	<p>Construction activities would temporarily generate solid waste in the form of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		<p>construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. No specific requirements for recycling and disposal of construction and demolition debris are specified in Lake Elsinore Municipal Code. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Lake Elsinore are provided by CR&R, Inc. Solid waste collected in the Lake Elsinore area 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 14 tons of solid waste material annually assuming 75% is recycled. A total of 77 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</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		significant impact would occur under this threshold. No adverse impact to landfills associated with project-related waste disposal would occur.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	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 4,273 gallons per day. This is 0.0004% of the daily treatment capacity of the EVMWD WRFs. EVMWD has provided service requirements and design details. A will serve letter for wastewater is 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 Temescal Division Service Area is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>located northwest of the EVMWD service area and is a self-sustained water division, hydraulically separated from EVMWD. It covers an area of approximately 2.5 square miles and has approximately 711 active connections. The project site is located in the Elsinore Division. CalEEMod 2022.1 estimated the project would use approximately 2.6 million gallons of water annually (7,123 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.</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>The Riverside County Fire Department provides fire and emergency medical services to the City of Lake Elsinore. Fire Station 97 is the nearest station to the project site. It is located at 41725 Rosetta Canyon Drive approximately 0.8 miles northeast of the site. Because it is a residential project, demand for fire and emergency service may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Lake Elsinore 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</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>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 97. Law enforcement services are provided by the Riverside County Sheriff's Department. The Lake Elsinore office is located at 333 Limited Street approximately 1.8 miles southwest 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 Lake Elsinore 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>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<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 Rosetta Canyon Sports Park located approximately 0.7 miles northeast of the site. No additional park land would be required to accommodate the project; however, 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>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Transportation and Accessibility (Access and Capacity)	2	<p>Bicycle and Trail Facilities. Consistent with the City of Lake Elsinore General Plan Circulation Element, there are no bicycle lanes along either Cambern Avenue. Stiped shoulders are located along both sides of 3rd Street. 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 9. The nearest transit stop is located approximately 0.2 miles northwest of the site at the intersection of Central Avenue (SR 74) and Cambern Avenue. The project will not affect existing transit service along as currently provided. Pedestrian Facilities. Sidewalks are located on the west side of Cambern Avenue and on both sides of Central Avenue. Sidewalk, curb and gutter improvements would be required along the Cambern Avenue and 3rd Street project frontage. Pedestrians are able to cross No signals or crosswalks are located proximal to the project site. However, pedestrians can cross to the west side of Cambern Avenue using the stop-controlled intersection at 3rd Street. The project will have no adverse impacts to pedestrian facilities. The project would be required to improve Cambern Avenue and 3rd Street to City standards. All access driveways and on-site drive aisles would be designed consistent with City of Lake Elsinore standards as referenced. No impacts associated with site accessibility would occur.</p>	
NATURAL FEATURES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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 nesting birds protected under the federal Migratory Bird Treaty Act.	
Other Factors 1		There are no other factors applicable to the proposed project.	
Other Factors 2		There are no other factors applicable to the proposed project.	
CLIMATE AND ENERGY			
Climate Change	2	Neighboring uses are comprised of residential and commercial 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 impacts such as flooding and wildfires nor would affects from climate change disproportionately impact low income or minority populations.	
Energy Efficiency	2	Neither construction nor operation of the project would require significant amounts of energy. During construction, the proposed project would require the use of energy to power the construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards. Therefore, no adverse energy consumption impacts would occur.	

Supporting documentation

[a Perris Valley ALUCP.pdf](#)

[x Lake Elsinore General Plan Update Final Recirculated PEIR.pdf](#)

[w LE General Plan Chapter 3 Public Safety and Welfare.pdf](#)

[w Lake Elsinore General Plan.pdf](#)

[v Lake Elsinore Zoning Code.pdf](#)
[q Riverside County Sherrifs Department.pdf](#)
[p Riverside County Fire Department.pdf](#)
[o EVMWD UWMP Report Final.pdf](#)
[m CalFire FHSZ Viewer.pdf](#)
[i LE Geotechnical Report.pdf](#)
[d Cambern Ave 22047 HYDROLOGY Aug 25 2022.pdf](#)

Additional Studies Performed:

Cadre Environmental, Inc., MSHCP Biological Resources Compliance Analysis - Community HousingWorks Project Site, City of Lake Elsinore, May 2023
Excel Engineering, Inc., Hydrology Study, 3rd and Cambern Apartments, August 2022
PaleoWest, LLC, Phase 1 Cultural Resources Assessment, 3rd and Cambern Affordable Apartment Project, City of Lake Elsinore, Riverside County, California, November 2023.
SCS Engineers, Inc., Phase I Environmental Site Assessment, 29366 Third Street, Lake Elsinore, California, Riverside County, California, July 2023
SCS Engineers, Inc., Phase I Environmental Site Assessment, 29377 Third Street, Lake Elsinore, California, Riverside County, California, July 2023
Atlas Technical Consultants, LLC, Geotechnical Investigation, 3rd and Cambern Apartments, July 2022

Field Inspection [Optional]: Date and completed

by:

Alicia Jaimes

12/28/2023 12:00:00 AM

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[IMG_0001.JPG](#)

[Site Photos.pdf](#)

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

Riverside County Airport Land Use Compatibility Plan, Perris Valley Airport, adopted July 2010 Project Plans and Site Inspection, September 2023 Cadre Environmental, Inc., MSHCP Biological Resources Compliance Analysis - Community HousingWorks Project Site, City of Lake Elsinore, May 2023 Excel Engineering, Inc., Hydrology Study, 3rd and Cambern Apartments, August 2022 PaleoWest, LLC, Phase 1 Cultural Resources Assessment, 3rd and Cambern Affordable Apartment Project, City of Lake Elsinore, Riverside County, California, November 2023. SCS Engineers, Inc., Phase I Environmental Site Assessment, 29366 Third Street, Lake Elsinore, California, Riverside County, California, July 2023 SCS Engineers, Inc., Phase I Environmental Site Assessment, 29377 Third Street, Lake Elsinore, California, Riverside County, California, July 2023 Birdseye Planning Group, 3rd and Cambern Apartments California Emission Estimator Model 2022.1 Output, October 2023. Atlas Technical Consultants, Inc., Geotechnical Investigation, 3rd and Cambern Apartments, July 2022 California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Envirostar database. <http://www.envirostor.dtsc.ca.gov/public/>. California Department of Conservation, DLRP Important Farmland Finder. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed online October 2023. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone, website accessed October 2021, <https://egis.fire.ca.gov/FHSZ/> FHWA Transit Noise and Vibration Impact Assessment Manual, September 2013. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf Elsinore Valley Municipal Water District, 2015 Urban Water Management Plan Update, June 2021. Riverside County Fire Department website, accessed October 2023 Riverside County Sheriff's Department website, accessed October 2023 Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C2029G, prepared August 28, 2008; National Wild and Scenic Rivers System, accessed online October 2023. <https://www.rivers.gov/california.php> United States Fish & Wildlife Service, Wetlands Mapper, accessed October 2023 <https://www.fws.gov/wetlands/data/mapper.html> US Environmental Protection Agency, Sole Source Aquifer website accessed October 2023

<https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> City of Lake Elsinore Zoning Code. City of Lake Elsinore General Plan Update, adopted December 2011. <https://www.lake-elsinore.org/465/Lake-Elsinore-General-Plan> City of Lake Elsinore General Plan Final Recirculated Program Environmental Impact Report (2011). <https://www.lake-elsinore.org/467/General-Plan---Certified-EIR> City of Lake Elsinore. 2021-2029 Housing Element. Adopted October 2022. <https://www.lake-elsinore.org/DocumentCenter/View/2252/Adopted-2021-to-2029-Housing-Element-PDF?bidId=> California Environmental Protection Agency. Regulated Site Portal, accessed October 2023 (<https://siteportal.calepa.ca.gov/nsite/map/help>) City of Lake Elsinore Municipal Code, Section 17.176.080 (F) (Noise) and Section 17.80 (Land Use). HUD DNL Calculator, accessed October 2023. Coastal Barrier Resource System Mapper, accessed January 5, 2024 <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/> California Coastal Commission, Coastal Zone Map Tool, accessed January 5, 2024 <https://www.coastal.ca.gov/maps/czb/> HUD Exchange Acceptable Separation Distance (ASD) Electronic Assessment Tool, accessed January 5, 2024. <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>

List of Permits Obtained:

The City of Lake Elsinore will require a Design Review approval, grading permits for Sites A and B and building permits.

Public Outreach [24 CFR 58.43]:

No public outreach has been completed at this time. Tribal outreach was performed per the SB35 application process and also in preparation of the Cultural Resource Study by Chronicle Heritage. 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 76 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 temporary construction noise were identified and

mitigated to below a level of significance. No significant or adverse impacts associated with the 3rd and Cambern Apartments project 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)]

No Action Alternative [24 CFR 58.40(e)]: If the proposed project was not implemented, the project site would likely remain developed with a single-family residences, mobile homes and out buildings 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 project applicant, Community Housing Works is proposing to construct and operate the 3rd and Cambern Apartments, a new 76-unit affordable housing community with related infrastructure improvements on two parcels located at 29377 3rd Street (Site A) and 29366 3rd Street (Site B) in the City of Lake Elsinore. Site A is located on the northeast corner of 3rd Street and Cambern Avenue. Site B is located on the southeast corner of 3rd Street and Cambern Avenue. Both sites are developed with existing single-family residences and outbuildings that would be demolished as part of the project. 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 or archaeological resources are known to be present onsite. The proposed project exterior noise levels along Cambern Avenue and 3rd Street currently

do not exceed City of Lake Elsinore standards for residential areas. The project would not noticeably change exterior noise levels. Interior noise standards would be met. 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

The City of Lake Elsinore will require the project to comply local municipal code and design review standards. Any conditions will be issued in a Conditions of Approval for the project prior to issuing grading or building permits.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is not located within 2,500 feet of the end of a civil airport runway or 15,000 feet from the end of a military airfield runway. Skydive Elsinore is a private airstrip located 4.2 miles southwest of the site. Perris Valley Airport is located approximately 7.8 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 (Riverside County Airport Land Use Compatibility Plan Policy Document, Map PV-1, July 2010). March Air Reserve Base is the closest military facility and is located approximately 13 miles northwest 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

[a Airport Location Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[cc Coastal Barrier System Map 29377 3rd Street.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:

[r FEMA FIRM Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2029G, 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	0.07	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:

National Ambient Air Quality Standards

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

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

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

Screen Summary
Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project 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. Table 1 below shows the highest daily emissions that would occur over the 2024-2024 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	13.1	75
NOx	36.0	100
CO	34.0	550
PM10	9.5	150
PM2.5	5.4	55

ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	4.8	55
NOx	2.8	55
CO	27.9	550
PM10	5.3	150
PM2.5	1.4	55
SOx	0.06	150

SOx - Sulfur Oxides

Supporting documentation

[h 3rd and Cambern Apartments Detailed Report CalEEMod 2022 1.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 31 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

Supporting documentation

[dd 14CZB OrangeCounty.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, Envirostar) and the Phase I ESA prepared for both sites by SCS Engineers, Inc., (July 2023), no evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the parcels. As reported in the Phase I prepared for Site A, minor automotive repair work, such as oil changes, occurred in the concrete driveway area since the former tenants began residing at the residence in 2014. This was not identified as a REC.

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

3rd-and-Cambern-
Affordable-Housing-
Project

Lake Elsinore, CA

900000010376750

Yes

Screen Summary

Compliance Determination

Supporting documentation

[k Envirostor.pdf](#)

[j Geotracker 20231030.pdf](#)

[f 34a Env Report 1 29366 3rd Street.pdf](#)

[g 29377 3rd Lake Elsinore Phase I.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

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

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. A Habitat Assessment was performed for the project by Cadre Environmental, Inc., in May 2023. The project site is dominated by non-native grasses and ruderal species. Ornamental trees and shrubs are scattered onsite. The site is dominated by developed and disturbed areas which include areas generally devoid of vegetation. General wildlife species documented onsite or within the vicinity are common native species. No federally listed species or their habitats occur on-site. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds and raptors that could occur in the area and that are adapted to urban environments. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). 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 reduced to less than significant. BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not

adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. Because the project site is located within the Riverside County Multispecies Habitat Conservation Plan (MSHCP) area, the project applicant is required to pay Local Development Mitigation fees as established. Though as stated, no adverse impacts to covered species would occur with project implementation. 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 shall 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 mitigation fee is intended to expand and maintain existing preserve areas in western Riverside County.

Supporting documentation

[c City of Lake Elsinore Community Housing Works Project MSHCP Compliance Analysis May 28 2023.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

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. The proposed project would remove existing residential buildings and sheds to construct 75 affordable housing units on two sites. 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 545 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, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). One above ground diesel storage tank is located approximately 0.44 miles southwest of the project site. The storage tank is associated with an Elsinore Valley Municipal Water District Rosetta Pump Station emergency generator. The maximum volume stored on-site is 3,000 gallons. Using HUD's Acceptable Separate Distance Calculator, the overpressure blast area would be 315 feet; the thermal radiation area would be 437 feet. The site is approximately 2,339 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

[z Acceptable Separation Distance ASD Electronic Assessment Tool HUD Exchange.pdf](#)
[ee Above Ground Storage Tank Distance from Project.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.)	7 CFR Part 658

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

Yes

✓ No

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

The site developed residential land. It is not designated for or used as farmland.

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

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is currently vacant and located within an urbanized area within the City of Lake Elsinore. 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

[1 DLRP Important Farmland Finder.pdf](#)

Are formal compliance steps or mitigation required?

3rd-and-Cambern-
Affordable-Housing-
Project

Lake Elsinore, CA

900000010376750

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:

[r FEMA FIRM Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2029G (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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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 Officer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Agua Caliente, Band of Cahuilla Indians Completed
- ✓ Augustine Band of Cahuilla Indians. Completed

Other Consulting Parties

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

The list was provided by the Native American Heritage Commission. All tribes listed in TDAT were contracted via registered letter. Five responded to the scoping notice.

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 defined as 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
27377 3rd Street, Lake Elsinore, CA	Not Eligible	Yes	✓ Not Sensitive
29366 3rd Street, Lake Elsinore, CA	Not Eligible	Yes	✓ Not Sensitive

Additional Notes:

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

Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

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

Document reason for finding:

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Two historic-period single-family residential properties were documented in the Area of Potential Effect (APE), the area that would be impacted by the project action. Archival research indicates that both properties were constructed in the late 1960s and as such, are historic in age. The properties were documented and evaluated for listing on the National Register of Historic Places (NRHP). Neither resource is recommended eligible for NRHP listing. The following BMPs are included herein to address Cultural Resource monitoring requests from local Native America tribes. CUL-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. CUL-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the City of Lake Elsinore for tribal monitoring. The City of Lake Elsinore is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. CUL-3: Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and approved. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City of Lake Elsinore, shall develop a CRMP in consultation pursuant to the definition in state Assembly Bill (AB) 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-4: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), procedures specified in the monitoring agreement shall be carried out for final disposition of the discoveries. CUL-5: The City of Lake Elsinore shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground -disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find." CUL-6: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate

recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. CUL-7: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.

Supporting documentation

[e 23 PC 00421 Cultural Resource Investigation in Support of Third Street Affordable Housing Project.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: 55

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: 55

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: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. The DNL

Calculator was used to quantify existing and with project noise levels at the project site based on existing and anticipated project-related traffic. The baseline DNL is 54 dBA. With the addition of project trips, the DNL would increase to 55 dBA. This is within the 65 dBA DNL limits allowed by HUD. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation (i.e., 26 to 30 dBA) achieved by adhering to Title 24 of the California Building Code which includes operation of an HVAC system in each unit. Using 55 dBA Ldn as the baseline exterior noise level, interior noise levels with an insertion are estimated to be approximately 25 dBA which would meet the 45 dBA interior noise standard. No adverse interior noise impacts are identified. Construction noise BMPs are included herein to reduce potential construction noise on neighboring properties at the discretion of the RE. 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. 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 could result in noise levels of 85-dBA at adjacent residences. NOI-4 Noise Control Plan. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 85 decibels at the adjacent single-family residence.

Supporting documentation

[DNL Calculator - HUD Exchange With Project.pdf](#)
[DNL Calculator - HUD Exchange Existing.pdf](#)
[aa Muni Code Noise Limits.pdf](#)
[n transit noise and vibration impact assessment manual.pdf](#)
[General Plan EIR Noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. There are no sole source aquifers in

Riverside County as designated by the US Environmental Protection Agency Pacific 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

[u Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated.

Supporting documentation

[t Wetland Mapper.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of the City of Lake Elsinore. The San Luis Rey River is the nearest river and is located approximately 21 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

[s Wild and Scenic River Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 75 affordable apartment units for income qualifying residents. The project would remove two existing single-family residences and mobile homes from the property. All residences are vacant; thus, no relocations would be required. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. Neighboring uses are comprised of residential and commercial 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. As reported in the City of Lake Elsinore Housing Element 2021-2029, third submission (April 2022) the projected housing need obligation for the planning period is 6,681 total units. Of these units, the City of Lake Elsinore will need to accommodate 2,977 low to extremely low-income housing units. The project

would contribute to the City of Lake Elsinore 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

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

Are formal compliance steps or mitigation required?

Yes

✓ No