

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



**ITEM: 3.23
(ID # 28132)**

MEETING DATE:
Tuesday, July 01, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS

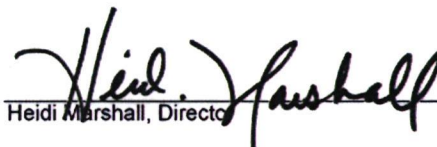
SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Second Street Family Apartments, located in the City of Corona, Pursuant to the National Environment Policy Act (NEPA), and Approval of Request for Release of Funds from 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. Find, in its independent judgement and analysis as a Responsible Entity (RE) under National Environmental Policy Act (NEPA) in issuing certain limited approvals, after review and consideration the information in the previously adopted Environmental Assessment and Finding of No Significant impact and associated documents by the City of Corona, as lead agency, on July 18, 2024 for Second Street Family Apartments Project, to provide affordable housing (Proposed Project), that as to those potential environmental impacts within the County's powers and authorities as responsible agency for the request for release of Housing Choice Voucher Program (HCVP) funding for the Proposed Project and certification associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required un NEPA;

Continued on Page 2


ACTION:Policy


Heidi Marshall, Director 6/12/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 1, 2025
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Find that the original findings in the City of Corona Environmental Assessment and Finding of No Significant Impact (City EA and FONSI) approved on July 18, 2024 are still valid and there is no need for re-evaluation because: a) there are no substantial changes in nature, magnitude or extent of the Proposed Project, b) there are no new circumstances or environmental conditions which may affect the Proposed Project or have a bearing on its impact, and c) the recipient has not proposed the selection of an alternative not in the original finds;
3. Adopt the attached County of Riverside’s Environmental Assessment and Finding of No Significant Impact (County EA and FONSI) including attachment of City EA and FONSI for the Proposed Project based on the findings incorporated therein and conclude that the Proposed Project is not an action which may affect the quality of the environment; authorize the Chair of the Board to execute three (3) copies of County EA and FONSI on behalf of the County;
4. Approve the attached Request for Release of Funds (RROF) for HCVP Project Based Vouchers for the Proposed Project to be filed with the United States Department of Housing and Urban Development (HUD; authorize the Chair of the Board to execute three (3) copies of the RROF on behalf of the County);
5. Authorize the Director of HWS, or designee, to take all necessary steps to implement the RROF, County EA and FONSI, including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel; and,
6. Direct the Clerk of the Board to retain one (1) copy of each and return two (2) copies of County EA and FONSI, and RROF to HWS for distribution.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

C & C Development Co. LLC, a California limited liability company ("Developer"), was awarded eight (8) Project-Based Vouchers (PBVs) under the Housing Choice Voucher Program (HCVP) in accordance with Section 21.3, "Owner Proposal Selection Procedure,"

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of the Housing Authority of the County of Riverside's (HACR) Administrative Plan and is consistent with federal regulations under 24 CFR 983.51. These PBVs were granted following the Developer's successful acquisition of competitive funding from the California Tax Credit Allocation Committee (TCAC) and the U.S. Environmental Protection Agency (EPA). The Developer has demonstrated that, at the time of application for TCAC and EPA funding, no consideration was given to the potential receipt of PBV assistance from the Housing Authority.

The proposed project, known as the Second Street Family Apartments, is located at the southwest corner of Buena Vista Avenue and Second Street in the City of Corona, Riverside County, California (Assessor's Parcel Numbers: 118-270-053, 118-270-055, and 118-302-030). The site encompasses approximately 3.64 acres and is currently vacant. It is zoned Mobile Home Park (MP), with an additional 0.2-acre parcel east of Buena Vista Avenue—zoned Multiple-Family Residential (R-3)—planned as open space. The Project proposes a zoning amendment to rezone the entire development area to R-3.

The Proposed Project will consist of a total of 115 units across four multi-story apartment buildings, including one three-bedroom manager's unit. The residential unit mix will consist of 6 studios, 18 one-bedroom units, 46 two-bedroom units, and 45 three-bedroom units. Project amenities will include a community room, leasing office, laundry facilities, picnic area, playground, and swimming pool. The buildings will be constructed of wood-frame on concrete slab foundations with stucco siding. Parking accommodations include 154 surface and tuck-under garage spaces for residents.

The PBVs will consist of 3 two-bedroom units and 5 three-bedroom units, which will provide rental subsidies for households on the HACR HCVP waitlist with incomes at or below 30% of the Area Median Income (AMI) of the County of Riverside, specifically for the Second Street Family Apartments.

NEPA Review

The environmental effects of activities carried out with federal funds 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 CFT 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 (RE) for purposes of the subject NEPA review.

On July 18, 2024, the City of Corona adopted and approved its Environmental Assessment and Finding of No Significant Impact (City EA and FONSI) on the environmental required for its contribution of the Home Investment Partnership Act (HOME) funds pursuant to NEPA process and procedures as set forth in 24 CFR Sections 58.5 and 58.6. HWS reviewed the

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City EA and FONSI for the Proposed Project and determined the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. Subsequently, the HWS has prepared the County's Environmental Assessment and Finding of No Significant Impact (County EA and FONSI) for the Proposed Project that incorporates the original findings made in the City EA and FONSI.

HUD also requires that the County complete and execute the attached Request for Release of Funds and Certification (RROF) when requesting to release funds for Housing Choice Voucher Program Project Based Vouchers that are subject to the HUD environmental review process.

Public Notice of the County EA and FONSI was published on June 15, 2025, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

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

Impact on Residents and Businesses

The Second Street Family Housing Apartments project will have a positive impact on community members and businesses in the County of Riverside, as it provides housing for families experiencing homelessness and creates jobs for local residents.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Funds; the County's contribution will be funded with Housing Choice Voucher Program Project Based Vouchers.

Attachments:

- County of Riverside - Environmental Assessment, FONSI and City of Corona EA
- Proof of Publication
- RROF to HUD for PBVs – Second Street Family Apartments


Stacey Pena, EO Management Analyst 6/23/2025


Aaron Gettis, Chief of Deputy County Counsel 6/19/2025



**U.S. Department of
Housing and Urban
Development**
Los Angeles Field Office
300 N. Los Angeles, Suite 4054
Los Angeles, CA 90012

**Environmental Assessment
for HUD-funded Proposals**
Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Second Street Family Apartments

Preparer: Alicia Jaimes, Development Specialist

Responsible Entity: County of Riverside

Month/Year: June 9, 2025

JUL 01 2025 3.23

Environmental Assessment

Responsible Entity: County of Riverside
[24 CFR 58.2(a)(7)]

Certifying Officer: Chair, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Second Street Family Apartments

Project Location: Southwest corner of Buena Vista Avenue and Second Street, in the City of Corona, Riverside County, California, identified as Assessor Parcel Numbers 118-270-053 and 118-270-055

Estimated total project cost: \$69,323,624

Grant Recipient: C&C Development Co. LLC
[24 CFR 58.2(a)(5)]

Recipient Address: 14211 Yorba Street, Suite 200, Tustin, CA 92780
Project Representative: Todd Cottle, Director of Development

Telephone Number: Phone: 714-288-7600 X 250
Email: Todd@c-cdev.com

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the City of Corona on July 18, 2024. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, attached as Exhibit A, the EA and Finding of No Significant Impact on the environment completed and approved by the City of Corona.

FINDING: [58.40(g)]

X Finding of No Significant Impact

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

___ Finding of Significant Impact

(The project may significantly affect the quality of the human environment)

Preparer Signature: Alicia Jaimes Date: 6/18/2025
Name/Title/ Agency: Alicia Jaimes, Development Specialist

RE Approving Official Signature: V. Manuel Perez Date: JUL 01 2025
Name/Title/ Agency: Chair, Riverside County Board of Supervisors

V. MANUEL PEREZ

ATTEST:
KIMBERLY A. RECTOR, Clerk

By [Signature]
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 6-19-2025
PAULA S. SALCIDO DATE

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

The purpose of the proposed Project is to provide affordable housing for extremely low- to low-income family households earning below 30% of the Area Median Income.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Proposed Project will consist of a total of 115 units across four multi-story apartment buildings, including one three-bedroom manager's unit. The residential unit mix will consist of 6 studios, 18 one-bedroom units, 46 two-bedroom units, and 45 three-bedroom units. Project amenities will include a community room, leasing office, laundry facilities, picnic area, playground, and swimming pool. The buildings will be constructed of wood-frame on concrete slab foundations with stucco siding. Parking accommodations include 154 surface and tuck-under garage spaces for residents.

The PBVs will consist of 3 two-bedroom units and 5 three-bedroom units, which will provide rental subsidies for households on the HACR HCVP waitlist with incomes at or below 30% of the Area Median Income (AMI) for the County of Riverside, specifically for the Second Street Family Apartments.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The proposed project, known as the Second Street Family Apartments, is located at the southwest corner of Buena Vista Avenue and Second Street in the City of Corona, Riverside County, California (Assessor's Parcel Numbers: 118-270-053, 118-270-055, and 118-302-030). The site encompasses approximately 3.64 acres and is currently vacant. It is zoned Mobile Home Park (MP), with an additional 0.2-acre parcel east of Buena Vista Avenue—zoned Multiple-Family Residential (R-3)—planned as open space. The Project proposes a zoning amendment to rezone the entire development area to R-3.

Exhibit A

Environmental Assessment



**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: Corona Family Housing Project

Responsible Entity: City of Corona

Grant Recipient
(if different than Responsible Entity): City of Corona
Community Services Department
400 South Vicentia Avenue
Corona, CA 92882

State/Local Identifier: CA/059

Preparer: Cynthia Lara, Community Assistance Manager
City of Corona

Certifying Officer Name and Title: Cynthia Lara, Community Assistance Manager

Grant Recipient
(if different than Responsible Entity):

Consultant (if applicable): Catherine Wade, Dudek
725 Front Street #400
Santa Cruz, CA
831.600.1410

Direct Comments to: Cynthia Lara, Community Assistance Manager
City of Corona
Cynthia.Lara@CoronaCA.gov

Project Location: The proposed Corona Family Housing Affordable Housing Project (Project) is in the City of Corona, California at the southwest corner of Buena Vista Avenue and Second Street (see **Figure 1**). The site is located at Assessor's Parcel Numbers 118-270-053 and 118-270-055. The project also includes a 0.2-acre lot located east of Buena Vista Avenue that would be used for open space. The project site is currently vacant. The site is currently zoned as Mobile Home Park (MP) and the 0.2-acre lot is zoned as Multiple-Family Residential (R3) by the City of Corona. The project is proposing a zone change in order to have the entire project site zoned as R3. The proposed project site is bordered by residential properties to the east and south, and Orange Grove High School is located to the south. A vacant lot occupies the area immediately west of the project site, on the other side of Second Street.

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

The proposed affordable housing project is a partnership between C&C Development (Developer), Second Street Family LP (Applicant), and the City of Corona (City). The proposed project site, which is currently vacant, would be converted into a 115-unit affordable housing community composed of four multi-story apartment buildings. Of the 115 total units, 18 apartments would have one-bedroom, 46 apartments would have two-bedrooms, 45 apartments would have three-bedrooms, and 6 apartments would be studio units. The buildings are anticipated to be constructed using wood frames and stucco, or similar types of lightweight construction materials. Light to moderate foundation loads would be anticipated with these types of structures. The project would also include onsite landscaping and sidewalks. The proposed development would be primarily accessed via one full access, gated driveway along South Buena Vista Avenue. A secondary driveway along West 2nd Street would be restricted to right-in/right-out access only. Residents would have ample parking opportunities onsite, with approximately 1.34 parking spaces for each apartment. The 154 total parking stalls would be divided between a surface parking lot and four tuck-under parking areas. Approximately 18 parking stalls would be reserved for residents with disabilities under the Americans with Disabilities Act (ADA) and 13 parking stalls would be reserved for electric vehicles (see **Attachment 1**).

Residents of the new affordable housing development would have access to on-site amenities, such as approximately 37,672 square feet of common open space and approximately 9,748 square feet of private open space. This common area space includes a pool and a children's play area. The project would also provide a laundry room, leasing office, mail room, and 2,148 square feet of common rooms, which would include a media center, kitchen, great room, sitting area, dining room, an office and a teen room. An additional 7400 square foot open space lot, referred to as the Recreation Lot, is being developed as part of the adjacent affordable multifamily project and will be a shared outdoor amenity with this project. The Recreation lot will be surrounded with citrus trees and native vegetation, open space for recreating, outdoor exercise equipment, etc. The project site is near numerous community amenities, such as Cardenas Markets, Deals 4 Less Outlet Store, and a medical clinic. The project site is also located on Riverside Transit Agency RTA Bus line 1 and the Corona Cruiser Red Line.

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

As demand increases for City services and as City's population increases, the need for additional housing and access to government services has also increased.

The proposed project's objectives are as follows:

- Create new affordable, safe, attractive, and service-enriched residences for low-income individuals experiencing homelessness.
- Create a housing community that fits into and improves the existing neighborhood in style, texture, scale, and relation to the street.

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

According to the Phase I Environmental Site Assessment (ESA) completed by TA-Group DD, LLC in September 2023, the project site is comprised of 4-acres of undeveloped land on 2 non-contiguous parcels (see Attachment 2). Review of historical photos for the project site from 1931 to 1948 show the site was used to cultivate hay. Historical photos show that a portion of the project site was developed with sheds or small structures from 1960 until 1973. In 1973, the project site was developed as a mobile home park, which lasted until 2016/2018 when the project site was converted to outdoor storage and all other uses were removed. The site has been vacant since 2018. Areas adjacent to the project site are developed with a school, commercial shopping center, and residential uses, as follows:

- East: Residential (307 S Buena Vista Avenue)
- West: W 2nd Street with vacant land beyond
- Southwest: Commercial Shopping Center
- North: West 2nd Street and State Route 91
- South: Residential and Orange Grove High School (300 and 307 S Buena Vista Avenue)

Funding Information

Grant Number	HUD Program	Funding Amount
M-21-MP-06-0559	HOME-ARP	\$529,875.00

Estimated Total HUD Funded Amount: \$1,200,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$62,019,585 (approximate)

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	HUD’s policy is to apply standards to prevent incompatible development around civil airports or military airfields, consistent with Title 24 of

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>the Code of Federal Regulations (CFR), Part 51, Subpart D. According to the U.S. Environmental Protection Agency’s (EPA) NEPAAssist tool (https://nepassisttool.epa.gov/nepamap.aspx), there are no military airports within 15,000 feet of the subject property, or civilian airports within 2,500 feet of the subject property. The proposed undertaking is in compliance with the U.S. Department of Housing and Urban Development’s (HUD) airport hazards regulations, and no mitigation is warranted. The nearest airport is Corona Municipal Airport, approximately 1.5 miles northwest of the site, and the nearest military airport is March Airfield Reserve Base approximately 17.8 miles east of the project site. The project is in compliance with airport hazards requirements (see Attachment 3; Environmental Review Record [ERR] 1).</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands; and added a new category of coastal barriers to the CBRS called “otherwise protected areas” (OPAs). OPAs are undeveloped coastal barriers that are within the boundaries of an area established under federal, State, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes. According to Coastal Barrier Resources System (CBRS) information (https://fwsprimary.wim.usgs.gov/v2/), there are no units of the CBRS in California, and the project site is not within a CBRS unit (USFWS</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>2019). Therefore, the project is in compliance with HUD’s CBRS regulations, and no mitigation is warranted. The project is in compliance with the Coastal Barrier Resources Act (see Attachment 4; ERR 2).</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Flood Disaster Protection Act of 1973 (42 USC 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). SFHAs are hazard areas that are subject to inundation by the base flood (1%-annual-chance flood) and are labeled on flood maps as zones starting with the letters A or V.</p> <p>According to Federal Emergency Management Agency’s Flood Insurance Rate Map No. 06065C0689G, effective August 28, 2008 (https://msc.fema.gov/portal/home), the project site is within shaded Zone X, in an area with a 0.2% Annual Chance Flood Hazard (FEMA 2008). The project site is designated as an area in the 500-year floodplain. However, since the project is not designated as a critical action by HUD, the project does not need to comply with 24 CFR Part 55. Thus, the flood potential for the project site is moderate.</p> <p>According to Federal Emergency Management Agency’s Flood Insurance Rate Map No. 06065C0689G, effective August 28, 2008 (https://msc.fema.gov/portal/home), the project site is within shaded Zone X, in an area with a 0.2% Annual Chance Flood Hazard (FEMA 2008). The project site is designated as an area in the 500-year floodplain. However, since the project is not designated as a critical action by HUD, the project does not need to comply with 24 CFR Part 55. Thus, the flood potential for the project site is moderate. According to the National Flood Insurance Program’s (NFIP)</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Community Status Book (https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book), the project site is in Community ID 060250, which is a participating community in the NFIP. However, because no structures or insurable properties are within a Special Flood Hazard Area, flood insurance is not required under the NFIP. Although flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the NFIP. The project is in compliance with flood insurance requirements (see Attachment 5; ERR 3).</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Clean Air Act was implemented to remedy the damaging effects that bad air quality can have on human health and the environment and was most recently revised in 1990, when major changes were enacted. The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets National Ambient Air Quality Standards (NAAQS). NAAQS are limits on certain “criteria” air pollutants, including limits on how much of the pollutants can be in the air anywhere in the U.S. Geographic areas that are in compliance with the NAAQS are called “attainment areas,” while areas that do not meet the standards are called “nonattainment” areas. Areas that were previously designated as nonattainment areas but have now met the standard (with EPA approval of a suitable air quality plan) are called “maintenance” areas. The sections of the Clean Air Act most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and Pb. The</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>NAAQS were amended in July 1997 to include an additional standard of O₃ and to adopt NAAQS for PM_{2.5}.</p> <p>The proposed project falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) within the South Coast Air Basin. The Riverside County portion of the SCAB is designated as a nonattainment area for the federal O₃ and PM_{2.5} standards and is also a nonattainment area for the state standards for O₃, PM₁₀, and PM_{2.5} (AQMD, 2008).</p> <p>An air quality, greenhouse gas, and energy assessment for the proposed project was completed by Urban Crossroads in September 2023 (see Attachment 6). SCAQMD Rules that are currently applicable during construction activity for the proposed project include but are not limited to Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coatings). Adverse impacts to air quality during construction would be managed by implementing mitigation measures for fugitive dust control in compliance with SCQAMD Rule 403. This guideline identifies measures to reduce fugitive dust that are required to be implemented at all construction sites within the South Coast Air Basin (SCAQMD 2005) (Mitigation Measure [MM]-AIR-1; see section below for all mitigation measures).</p> <p>Construction activities associated with the proposed project that would result in the emission of criteria pollutants include site preparation, grading (import/export), building construction, paving, and architectural coating. The latest version of the California Emissions Estimator Model (CalEEMod), version 2022.1.1.12, was used to determine construction and operational air quality emissions for the project. The air quality assessment utilized the</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>SCAQMD’s daily regional emissions thresholds and daily localized emissions thresholds were used to evaluate project emissions during the construction phase. According to the SCAQMD, impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/ CAAQS). The federal/state ambient air quality standards are referred to as Localized Significance Thresholds (LSTs). For the proposed project, the appropriate Source Receptor Area for the LST analysis is the SCAQMD Corona/Norco area monitoring station.</p> <p>Within the CalEEMod model, construction of the proposed project was anticipated to commence in April 2025 and last through October 2026. Results of the localized and regional construction and operational emissions analysis determined that project emissions would not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant. Project construction and operational source emissions would be considered less than significant on a project-specific and cumulative basis. Detailed results of the CalEEMod analysis can be found in Tables 3-5 of the Second Street Family Housing Air Quality, Greenhouse Gas and Energy Assessment.</p> <p>The project site’s location close to public transportation is consistent with regional efforts to improve transit availability and would reduce the level of emissions (PM_{2.5}) associated with motor vehicle travel. By developing affordable housing consistent with the growth anticipated by the General Plan and existing zoning and land use designations, the proposed project is in compliance with the Regional Air Quality</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Strategy, State Implementation Plan, and Air Quality Management Plan for this locality.</p> <p>Estimated annual emissions for the proposed project were calculated using CalEEMod and include carbon dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O), and Refrigerants. The estimated annual construction related GHG emissions, amortized over 30 years, is 22.20 MTCO₂e/yr (metric tons of GHG emissions per year). The City of Corona has not adopted its own numeric threshold of significance for determining impacts with respect to GHG emissions. A screening threshold of 3,000 MTCO₂e/yr was used to determine if additional analysis is required is an acceptable approach for small projects. This approach is a widely accepted screening threshold used by the City of Corona and numerous cities in the South Coast Air Basin and is based on the SCAQMD staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.</p> <p>The proposed project would generate a total of approximately 1,464.96 MTCO₂e/yr. This estimate includes amortized construction emissions. Based on guidance from the SCAQMD, if a non-industrial project would emit less than 3,000 metric tons of GHGs per year, then the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. Therefore, the proposed project would remain within regional and national emissions thresholds and is in compliance with the Clean Air Act (see Attachment 6; see ERR 4).</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Zone Management Act Section 1453, Definitions, defines the term “coastal zone” as “...the coastal waters (including the lands therein and thereunder) and the adjacent shorelands (including the waters therein and thereunder), strongly influenced by each other and in proximity to the shorelines of the several coastal states, and includes islands, transitional and intertidal areas, salt marshes, wetlands, and beaches...” and extending “...inland from the shorelines only to the extent necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise.”</p> <p>According to the California Coastal Commission’s Coastal Zone boundary maps (https://www.coastal.ca.gov/czb/), the project site is located in Riverside County, which is not located in a Coastal Zone (CCC 2019). Therefore, the proposed undertaking is in compliance with HUD’s Coastal Zone Management Act regulations, and no mitigation is warranted. The project is in compliance with the Coastal Zone Management Act (see Attachment 7; ERR 5).</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>HUD policy, as described in Section 50.3(i) and Section 58.5(i)(2), states the following:</p> <p>(1)... all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.</p> <p>(2) HUD environmental review of multifamily and non-residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards.</p> <p>(3) Particular attention should be given to any proposed site on or in the general proximity of</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>such areas as dumps, landfills, industrial sites, or other locations that contain, or may have contained, hazardous wastes. (4) The responsible entity shall use current techniques by qualified professionals to undertake investigations determined necessary.</p> <p>Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, sites: (i) listed on an EPA Superfund National Priorities or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (UST) (which is not a residential fuel tank).</p> <p>A Phase I Environmental Site Assessment (ESA) conducted by TAGDD, LLC in September 2023 found no recognized environmental conditions (RECs), no historical RECs, and no controlled RECs on the project site. De minimis conditions, which include environmental concerns identified which may warrant discussion but do not qualify as RECs according to ASTM E1527-21, were also not observed onsite. No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, underground storage tanks, aboveground storage tanks, illegal dumping, or improper waste storage/handling were observed onsite during the site reconnaissance. Based on the findings of the limited non-intrusive vapor screening conducted as part of the Phase I ESA, vapor intrusion should not be an issue of concern at the proposed project site. Since the proposed project site is currently vacant and undeveloped, asbestos, lead-based paint, and mold are not anticipated to be present onsite.</p> <p>Utilities were observed in the street and along sidewalks which bound the western and northern sides of the smaller lot at the northeast corner of</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>S. Buena Vista and 2nd Street. Utilities were also observed along the sidewalks and streets bordering the larger lot of the project site at the northwest corner of S. Buena Vista and 2nd Street. Overall, the project site is unfenced and has surface vegetation ranging from weeds to trees. Furthermore, no evidence of contamination or conditions that could represent an environmental concern were noted on adjacent properties.</p> <p>Radon is a radioactive gas which has been identified as a human carcinogen. The EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure. In compliance with HUD’s radon policy notice published in January 2024, indoor radon testing at the new affordable housing community will occur after construction is complete and before residents move in. If testing determines that indoor radon levels are or may be above 4pCi/L, then the County must document and implement a mitigation plan. The mitigation plan must identify the radon level onsite, describe the radon reduction system that will be installed, establish an ongoing maintenance plan, establish a reasonable timeframe for system implementation, and require post-installation testing by a licensed radon professional, where feasible (MM-TOX-1) (see Attachment 1; see ERR 6).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Endangered Species Act of 1973, as amended, and its implementing regulations are designed to protect and recover species in danger of extinction and the ecosystems that they depend upon. When passed, the Endangered Species Act spoke specifically to the value—tangible and intangible—of conserving species for future generations. In passing the Endangered Species Act, Congress recognized a key fact that subsequent scientific understanding has only</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>confirmed: the best way to protect species is to conserve their habitat.</p> <p>According to HUD guidance, the environmental review of a proposed project must consider potential impacts to endangered and threatened species and critical habitats. A No Effect determination can be made if none of the activities involved in the project have potential to affect species or habitats.</p> <p>Due to the urban and commercial setting surrounding the project site, no federally listed special-status plant or wildlife species are expected to be present on site.</p> <p>Dudek completed a Biological Resources Technical Memorandum (memo) for the proposed project in January 2024. The memo included an onsite biological reconnaissance and desktop research to determine the existing conditions at the project site and immediate vicinity adjacent to the project site and identify potential federal biological resource constraints for the proposed project. According to the memo, the study area consists of three vegetation communities and/or land covers: non-native grassland, disturbed habitat, and developed land. No sensitive or natural vegetation communities occur on the study area. A complete list of species observed during the site reconnaissance can be found in Attachment B of the memo. Nine federally protected species were identified by the USFWS IPaC tool as potentially occurring on the project site. These species include the Coastal California Gnatcatcher (<i>Polioptila californica californica</i>), Least Bell's Vireo (<i>Vireo bellii pusillus</i>), Stephens' Kangaroo Rat (<i>Dipodomys stephensi</i> (incl. <i>D. Cascus</i>)), Southwestern Pond Turtle (<i>Actinemys pallida</i>), Santa Ana Sucker (<i>Catostomus santaanae</i>), Monarch Butterfly (<i>Danaus plexippus</i>), San Diego Ambrosia (<i>Ambrosia pumila</i>), Slender-</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>horned Spineflower (<i>Dodecahema leptoceras</i>), Thread-leaved Brodiaea (<i>Brodiaea filifolia</i>). No special status plant or wildlife species were observed within the study area during the site visit and no sensitive or natural vegetation communities capable of supporting rare or special status plants were noted during the site reconnaissance. The USFWS online Critical Habitat Mapper was used to determine whether the project site and adjacent areas contained critical habitat for federally protected species. No critical habitat for any federally protected species overlaps with the project site.</p> <p>Ornamental trees and non-native grassland on the project site and adjacent areas provide suitable foraging and nesting habitat for a number of resident native and migratory bird species protected under the Migratory Bird Treaty Act (MBTA). Birds protected under the MBTA could be adversely impacted if vegetation removal or construction occurs during the avian nesting season. If grading activities occur within the active breeding season for birds (February 1– September 15), the Project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to vegetation removal to determine the presence/absence of any nesting bird species within 500 feet of the project site. The nesting survey shall be submitted to the City of Corona Planning and Development Department, Planning Division prior to issuance of a grading permit. The nesting survey shall include the Project site and areas immediately (MM-BIO-1).</p> <p>Direct impacts to non-native grassland, disturbed habitat, and developed land will occur from implementation of the project. However, these habitat types are not considered sensitive and do</p>

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		<p>not require mitigation. Construction and operation of the project would not encroach into any native habitats or sensitive biological areas such as the Santa Ana River to the northwest or designated critical habitat for the least Bell's vireo to the northwest.</p> <p>The proposed project would have no effect on federally listed species or federally protected waters and wetlands, would not remove any potentially suitable habitat for federally listed species, and would not affect any USFWS-designated critical habitat. With implementation of MM-BIO-1, the project would avoid adverse impacts to birds protected under the MBTA. Therefore, the project is in compliance with the Endangered Species Act (see Attachments 8 and 9; see ERR 7).</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Regulations set forth in 24 CFR Part 51 Subpart C require HUD-assisted projects to be separated from hazardous facilities that store, handle, or process hazardous substances by a distance based on the contents and volume of the facilities' aboveground storage tank (AST), or to implement mitigation measures. The requisite distances are necessary, because project sites that are too close to facilities handling, storing, or processing conventional fuels, hazardous gases, or chemicals of an explosive or flammable nature may expose occupants or end-users of a project to the risk of injury in the event of a fire or an explosion.</p> <p>Explosive or flammable hazardous materials would not be present at the project site, which would provide 24 affordable housing units and one manager's unit. The Phase I ESA did not identify any hazardous materials on the project site. An EDR Radius Report was obtained for the proposed project site to identify aboveground storage tanks (ASTs) within a 1-mile radius of the project area. The report identified six sites with ASTs but did not provide details on the size</p>

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		<p>and content of all ASTs listed within 1-mile of the project site. The six sites include Hunter Motorcars Inc DBA Spreen Honda Corona (1080 Pomona Road), Jiffy Lube #1907 (906 West Sixth Street), Lucas Oil (302 North Sheridan Street), Corona Fleet Services (760 Public Safety Way), KEC Engineering (200 North Sherman Avenue), and Power Plus (299 North Sherman Avenue). However, it should be noted that Lucas Oil has vacated this location and moved out of state since this EDR Report was generated. The CalEPA Regulated Site Portal (CalEPA) website was then used to identify and evaluate the type and amounts of chemicals stored at each site identified as having an AST by the EDR report. However, the chemicals stored in the AST at KEC Engineering could not be determined using the CalEPA website. According to the EDR Report, there are 20,000 total gallons of chemicals stored at KEC Engineering. Therefore, an AST maximum capacity of 20,000 gallons was input for the ASD calculator when evaluating this site.</p> <p>Chemicals listed for each site were compared to a list of hazardous substances provided in Appendix I to Subpart C of Part 51 (§ 51.201). Chemicals not listed in §51.201 were considered non-hazardous. HUD’s Acceptable Separation Distance (ASD) Assessment Tool was used to calculate the acceptable separation distance between the project site and the CalEPA sites that contained hazardous materials. All sites exceeded HUD’s required minimum ASD for the quantities of chemicals present. According to §51.201, there were no hazardous substances stored at the Hunter Motorcars Inc DBA Spreen Honda Corona AST site. As such, the proposed project would not expose residents or the surrounding community to the risk of injury in the event of a fire or an explosion. Therefore, the proposed project is in compliance with 24 CFR</p>

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		<p>Part 51 Subpart C (see Attachment 10; see ERR 8).</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The importance of farmlands to the national and local economy requires the consideration of the impact of activities on land adjacent to prime or unique farmlands. The purpose of the Farmland Protection Policy Act (7 USC Section 4201 et seq, implementing regulations 7 CFR Part 658, of the Agriculture and Food Act of 1981, as amended) is to minimize the effect of federal programs on the unnecessary and irreversible conversion of farmland to nonagricultural uses.</p> <p>The proposed project is in an urban setting on land designated as “Urban and Built-Up Land” by the California Department of Conservation (DOC). The DOC defines Urban and Built-up Land as land that is “used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.” The land surrounding the project site is also classified as Urban and the project site is currently zoned as MP and R3 by the City. The immediate neighborhood is a mixture of residential, commercial retail, and a school. Because the proposed project would be on previously disturbed land, it would not threaten existing farmlands. Therefore, the proposed project complies with the Farmland Protection Policy Act (see Attachment 11; ERR 9).</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The provisions of Executive Order (EO) 11988, Floodplain Management, require federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. HUD’s regulations in 24 CFR Part 55 outline HUD’s procedures for complying with EO 11988.</p> <p>According to Federal Emergency Management Agency’s Flood Insurance Rate Map No.</p>

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		<p>06065C0689G, effective August 28, 2008 (https://msc.fema.gov/portal/home), the project site is within shaded Zone X, in an area with a 0.2% Annual Chance Flood Hazard (FEMA 2008). The project site is designated as a 500-year flood zone. Thus, the flood potential for the project site is moderate. HUD requires critical actions (e.g., hospitals, nursing homes, police stations, fire stations, and roadways providing sole egress from flood-prone areas) to comply with 24 CFR Part 55 when they are located in the 500-year floodplain. Since the proposed project is not considered a critical action by HUD's definition, the project may proceed without completing the 8-step process. Therefore, the project is in compliance with Executive Order 11988 (see Attachment 5; ERR 10).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The National Historic Preservation Act (NHPA) (16 USC 470 et seq.) directs each federal agency, and those tribal, State, and local governments that assume federal agency responsibilities, to protect historic properties and to avoid, minimize, or mitigate possible harm that may result from agency actions. The review process, known as Section 106 review, is detailed in 36 CFR Part 800. Early consideration of historic places in project planning and full consultation with interested parties are key to effective compliance with Section 106. The State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO) are primary consulting parties in the process.</p> <p>Dudek completed the <i>Cultural Resources Inventory for the Corona Family Housing Project</i> in July 2024. The report was conducted in accordance with Section 106 of the National Historic Preservation Act (NHPA) and the Secretary of Interior's standards and guidelines governing cultural resources. The report included an Eastern Information Center (EIC) records search, which did not identify any cultural resources within the project area of potential</p>

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		<p>effect (APE). The Native American Heritage Commission also conducted a search of their Sacred Lands Files, which did not identify any Native American resources within the project APE. Dudek’s review of historical aerial photos revealed that the larger western parcel of the proposed project site was previously used for agriculture until 1980 and then as a mobile home park until between 2014-2016. The mobile home park was leveled within the past 10 years as part of a regional freeway expansion project. Historical photographs reveal that the smaller eastern parcel of the project site was occupied by a single structure, possibly a single-family residence since 1948. The small structure was removed before 2014.</p> <p>No cultural resources are present within the project APE. No historic properties will be adversely affected, and a finding of No Historic Properties Affected is recommended for the project. Due to the extensive history of ground disturbance, there is a low potential for unknown cultural resources to be disturbed by construction. Dudek does not recommend further archaeological review, including the presence of an archaeological monitor during ground disturbing activities. Prior to the issuance of a grading permit, the Project Applicant shall retain and enter a monitoring and mitigation service contract with a qualified Archaeologist (“Archaeological Monitor”) for mitigation monitoring services and implement a Cultural Resource Monitoring Program (CRMP). At least 30 days prior to issuance of grading permits, a copy of the agreement between the Project Applicant shall be submitted to the Planning and Development Department:</p> <p>A CRMP shall be prepared to guide the procedures and protocols of an archaeological mitigation monitoring program</p>

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		<p>that shall be implemented during initial onsite and offsite ground disturbing activities. The CRMP shall include, but not be limited to, the Project grading and development schedule; approved Project cultural resources mitigation measures and conditions of approval; monitoring procedures; protocols for the identification, assessment, collection, and analysis of any resource(s) observed during grading; curation guidelines; and coordination with project personnel, City staff, and any participating Native American tribe(s). The Rincon and Soboba Tribes shall be notified of any discoveries. The final CRMP shall be submitted to the City Project planner and/or inspector, the appropriate Project supervisor/engineer/etc., and monitoring Native American tribe(s), if any.</p> <p>The Archaeological Monitor shall be invited to a preconstruction meeting with construction personnel and City and tribal representatives, if monitoring requested. The attending archaeologist shall review the provisions of the CRMP and answer any applicable questions.</p> <p>Full-time monitoring shall occur throughout the entire Project area, including all off-site improvement areas, during initial ground-disturbing activities. Full-time monitoring shall continue until the Archaeological Monitor determines that the overall sensitivity of the Project area is low as a result of mitigation monitoring and shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or complete suspension of the monitoring program. Should the monitor(s) determine that there are no cultural resources within the Project site or off-site improvement areas, or should the sensitivity be reduced to low during monitoring, all monitoring shall cease (MM-CUL-1).</p>

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		<p>Pursuant to 36 CFR 800.4(d), the California SHPO and federally recognized tribes/THPOs were consulted on June 3, 2024, to identify the presence of any known historical or cultural resources on the project site. Pursuant to 36 Code of Federal Regulations (CFR) 800.3(c)(4), no responses were received within 30 days of receiving the City’s request for a finding or determination. As a result, the City’s consultation requirements under Section 106 are complete. As stated in MM-CUL-1 above, construction activities would cease, and an archaeologist would be contacted in the event that historic or cultural resources are discovered on the Project Site during construction ground-disturbing activities (see Attachments 12 and 13; see ERR 11).</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to HUD’s noise standards set forth in 24 CFR Part 51, Subpart B, all sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. HUD guidance includes screening criteria to assist in evaluating a project’s consistency with the foregoing standard. Pursuant to HUD guidance, potentially significant noise generators within the vicinity of a project include major roadways, if within 1,000 feet of a project site, railroads, if within 3,000 feet, and military or Federal Aviation Administration-regulated (FAA) airfields, if within 15 miles. Documentation that a project is not within the applicable distances to the foregoing noise generators demonstrates compliance with HUD’s noise standard. If within the aforementioned distance, a project may show the noise level is at or below 65 dB to demonstrate consistency with the Noise Control Act of 1972.</p> <p>The proposed project site is located along the south side of 2nd Street west of South Buena</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Vista Avenue in the City of Corona. The project site is located south of the SR-91 freeway, approximately 220 feet from the freeway centerline. Additionally, the South Buena Vista Avenue roadway centerline is approximately 45 feet distant from the project site, Lincoln Avenue is approximately 1,300 feet to the west, and an active rail line is located approximately 2,250 feet to the north. The nearest airport is Corona Municipal Airport, located approximately 1.5 miles to the northwest; however, the project site is located over 1-mile from the airport's 55 dBA Community Noise Equivalent Level (CNEL) noise contour. Thus, the primary noise source in the project vicinity is roadway traffic noise, with rail noise representing a secondary source.</p> <p>The HUD Day/Night Noise Level (DNL) Calculator Electronic Assessment Tool was run to determine a preliminary noise estimate. The HUD DNL tool was run using the provided site plan, as well as published traffic volumes for SR-91, South Buena Vista Avenue and Lincoln Avenue (projected out to Year 2035 at an assumed annual increase rate of 1 percent per year), and speed limit information, and available rail inventory data. The resulting on-site noise level for the proposed project site was estimated to be 79 dBA DNL, excluding the soundwall located at the SR-91 edge-of-shoulder. Accounting for the noise reduction provided by the soundwall using the HUD Exchange Barrier Performance Module (https://www.hudexchange.info/programs/environmental-review/bpm-calculator/), the resulting predicted 24-hour noise level at the project site's northern façade is 71 dBA DNL. Thus, the noise level at the project site would exceed the HUD exterior noise standard of 65 dBA DNL and falls into the "normally unacceptable" category. The primary outdoor amenity area is internal to the project site and thus shielded from nearby traffic noise; however, a proposed children's play area</p>

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		<p>is located along the northwesterly side of the project site, adjacent to 2nd Street.</p> <p>Although more detailed modeling was started using the FHWA’s Traffic Noise Model version 2.5 (TNM v. 2.5), we were subsequently informed that a detailed noise analysis and noise report (Urban Crossroads 2024) had already been conducted, including the collection of ambient noise measurement data in the project vicinity. The noise analysis was primarily CEQA-focused but included onsite noise impacts analysis for compliance with local and state regulations (including the City’s interior noise standard of 45 dBA CNEL). The noise analysis provided detailed noise abatement measures required to achieve the 45 dBA CNEL interior noise standard, including window and door treatments. Because the only difference between the DNL noise metric used by many federal agencies including HUD and the CNL noise metric used by many California cities and counties is the additional 5-dB penalty for “evening” hours (7 p.m. to 10 p.m.), the same noise levels expressed using the CNEL noise level will always be slightly higher than the equivalent DNL noise level. Thus, any given room that meets a noise standard of 45 dBA CNEL will automatically meet the HUD interior noise standard of 45 dBA DNL. Based upon a review of the Urban Crossroads noise study, it was determined that while the recommendations for the habitable rooms of the proposed project would be sufficient, the children’s play area would require noise abatement. Urban Crossroads re-assessed and found that a 6-foot-high noise barrier constructed along the play areas’ northern boundary would reduce the exterior noise levels to 65 dBA CNEL/DNL or less. The developer has agreed to install such a noise barrier (tentatively planned to consist of 2-foot-high concrete masonry units and 4 feet of clear-view noise barrier material (i.e., acoustical</p>

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		<p>glass or plexiglass). With the proposed project modifications, the proposed project would be in compliance with HUD noise requirements (see Attachments 14 and 15; see ERR 12).</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Aquifers and surface water are drinking water systems that may be impacted by development. The Safe Drinking Water Act of 1974 requires protection of drinking water systems that are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health. The EPA’s Map of Sole Source Aquifer Locations (https://www.epa.gov/dwssa/map-sole-source-aquifer-locations) was used to identify sole-source aquifers in the vicinity of the project site (EPA 2024). There are no sole-source aquifers in California (see Attachment 16; ERR 13). The proposed project is in compliance with the Safe Drinking Water Act.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the EPA, wetlands are characterized by hydrology, soils, and vegetation. A Biological Resources Technical Memorandum was prepared by Dudek in January 2024. The project site is located in an urban setting does not contain wetlands. According to the EPA’s NEPAAssist Tool, the nearest wetland feature is a riverine feature located approximately 0.4 miles northwest of the project site, on the opposite side of the 91 freeway. Therefore, the project would have no effect on federally listed species or federally protected waters and wetlands and is in compliance with EO 11990 (see Attachments 9 and 17; see ERR 14).</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Wild and Scenic Rivers Act (16 USC 1271-1287) 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). The NWSRS was created by Congress in 1968 to preserve certain</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>rivers with outstanding natural, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations. The National Park Service’s Wild & Scenic Rivers Interactive Map (https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88daee0e353142) was used to determine the location of designated Wild and Scenic Rivers in the vicinity of the project site. There are no designated Wild and Scenic Rivers on the project site (NPS 2024). The closest protected waterway is Bautista Creek, approximately 41 miles southeast of the project site. Therefore, the proposed project is in compliance with the Wild and Scenic Rivers Act (see Attachment 18; ERR 15).</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Environmental justice means ensuring that the environment and human health are protected fairly for all people regardless of race, color, national origin, or income. EO 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, requires certain federal agencies, including HUD, to consider how federally assisted projects may have disproportionately high and adverse human health or environmental effects on minority and low-income populations.</p> <p>The EPA’s EJScreen tool was used to evaluate environmental and demographic data for the project site and determine whether the project would have disproportionate adverse environmental impacts on future residents and/or the surrounding community. Environmental factors are measured using 11 environmental indicators (EI), and demographic factors are measured using seven demographic indicators (DI). An EJScreen report for the subject property was run using a 0.125-mile-radius centered around the project site (study area). According to</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>the demographic data obtained from EJScreen, which reflects American Community Survey statistics collected by the U.S. Census Bureau from 2017 through 2021, the total population within this study area is 678. Approximately 96% of the study area’s population is non-white (87% Hispanic, 3% Asian, 5% mixed-race). The remaining 4% of the population is White. Results of the EJScreen assessment further indicate that 38% of the study area population is low-income. The proposed project would not have any aggregate environmental justice issues based on the factors evaluated by the EJScreen tool. As discussed throughout this EA, substantial adverse effects related to various environmental topic areas would not occur. Thus, the proposed project, which is an infill site surrounded by multi-family and commercial uses, would not introduce new uses that could result in disproportionately high and adverse human health or environmental effects on existing minority and low-income populations in the project vicinity, nor would the project induce population growth in an area subject to health risks due to poor environmental conditions. In addition, the affordable housing project would have a beneficial impact on populations protected by environmental justice by increasing the supply of affordable housing units in the study area. Therefore, the project is in compliance with EO 12898 (see Attachment 19; see ERR 16).</p>

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

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or

noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list 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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project site consists of approximately 3.7 acres and is currently vacant. The project site encompasses two non-contiguous lots located at the southwest and northwest corner of the intersection of West 2 nd Street and South Buena Vista Avenue. Approximately 3.5 acres of the site is currently zoned as MP for Mobile Home Park by the City of Corona, and the remaining 0.2 acres are zoned as R3 for Multi-Family Residential by the City of Corona. The project is proposing to rezone the MP portion of the project site as R3. R3 zoning allows for the development of 36 dwelling units per acre and is intended as a residential district for single family dwellings, duplexes, and multiple-family residences (City of Corona 2024a) (see Attachment 20).
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil Suitability. The proposed project site is located within the northern portion of the Perris Block, and within the larger Peninsular Ranges Geomorphic Province. According to the Geotechnical Investigation prepared by LOR Geotechnical Group, Inc. in October 2023, the site is underlain by soils of the Garretson Series. These consist of gravelly very fine sandy loam developed by alluvium primarily of metasedimentary materials. The materials beneath the site are considered Site Class D stiff soils.</p> <p>A Geotechnical Investigation for the proposed project site completed by LOR Geotechnical Group, Inc. (LOR) in October 2023 confirmed the presence of Garretson soils onsite (see Attachment 21). Subsurface conditions were determined by collecting soil borings drilled to depths ranging from approximately 11.5 to 51.5 feet below the existing ground surface. In addition, a percolation test boring was drilled to the requested depth of about 15 feet below the existing ground surface at the requested level and subsequently tested. Non-engineered fill materials were encountered at depths between 2-5</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>feet and are believed to be associated with past site development and use as a construction storage yard. Groundwater was not encountered in any of the exploratory borings collected up to a depth of 51.5 feet. A groundwater contour map prepared by Carson and Matti in 1985, determined that groundwater levels were approximately 100 feet beneath the existing ground surface between 1973 and 1979. Based on this information, the depth to groundwater beneath the project site is likely at a depth of more than 100 feet.</p> <p>No active or potentially active fault are known to exist at the project site and the site does not lie within the California Earthquake Fault Zone. Evidence of mass movement failures, such as landslides or debris flows, were not observed onsite. A desktop review of historical seismicity for the site and surrounding region determined that the proposed development should anticipate that moderate to large seismic events could occur very near the site resulting in potential damage from ground shaking. The effects of ground shaking anticipated at the project site should be mitigated through compliance with seismic design requirements and procedures outlined in Chapter 16 of the California Building Code. Given the geotechnical characteristics and location of the proposed project site, the risk of adverse impacts resulting from secondary seismic hazards, including liquefaction, seiches/tsunamis, flooding, seismically induced land sliding, rockfalls, and seismically induced settlement are not anticipated. Based on the results of the geotechnical study, LOR concluded that the proposed development of the site for affordable housing is feasible from a geotechnical standpoint, provided the recommendations provided in the report are incorporated into project design and implementation during grading and construction.</p> <p>Slope and Drainage. According to the Phase I ESA, the project site is located on the USGS 7.5 Minute Corona North Quadrangle Map. Google Earth was used to estimate elevation and slope onsite. According to this review, the proposed project site ranged from approximately 642 feet above mean sea level (amsl) at the west end to approximately 632 feet amsl at the east end. The subject property is graded and relatively level. Surface drainage would tend to move west to east based on topography.</p> <p>Erosion and Stormwater Runoff. Erosion due to stormwater runoff at the project site would be minimized by the lack of exposed soils. The project would result in an increase of impervious surface area onsite since the greenspace at the northwest corner of the project site would be converted into a parking area. Water would flow into stormwater drains located</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>on the project site or on surrounding rights-of-way, which are connected to the municipal owned and maintained stormwater system.</p> <p>Project construction would include ground disturbance, which could result in increased potential for erosion. The State Water Resources Control Board (SWRCB) has implemented a National Pollutant Discharge Elimination System (NPDES) Construction General Permit for the State of California for projects disturbing 1 or more of acres of soil, requiring dischargers to obtain coverage under the General Permit, file a Notice of Intent (NOI), and prepare a stormwater pollution prevention plan (SWPPP) prior to commencement of construction. Because the project footprint is greater than 1 acre, it would be subject to the NPDES permit requirements for construction site stormwater discharges and would comply with those requirements. A SWPPP is required to be prepared and implemented under these requirements, which includes appropriate erosion-control and water-quality-control best management practices (BMPs) during site preparation, grading, construction, and post-construction. Implementation of the SWPPP for the project would minimize short-term impacts related to erosion and stormwater runoff. Therefore, the project would not have adverse impacts related to erosion and stormwater runoff.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>Hazardous Materials. Explosive or flammable hazardous materials would not be present at the project site, which would provide approximately 115 affordable housing units and associated amenities. The Phase I ESA conducted by TA-Group DD, LLC in September 2023 did not identify any hazardous materials or petroleum on the project site.</p> <p>Site Safety. The proposed project would not create a risk of explosion, release of hazardous substances, or other dangers to public health. The project site is not near any hazardous operations. The project would provide a safe place for customers, employees, and residents.</p> <p>Although no site safety hazards or nuisances are present at the site, it is possible that during construction of the project, construction traffic, noise, dust, and vapor encroachment could be considered a nuisance to the construction crew or immediate neighbors. As discussed in the Air Quality, Soil Suitability, and Stormwater sections above, BMPs and mitigation measures would be implemented to prevent health and safety risks to construction workers and neighbors.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>Noise. Construction of the project would generate noise associated with the operation of heavy construction equipment and construction-related activities in the vicinity of the project site. This would result in temporary, intermittent increases in ambient noise levels which would fluctuate depending on the particular construction phase. Pursuant to Chapter 17.84.040, Noise, of the City’s Municipal Code, noise associated with construction noise is prohibited between the hours of 8:00pm to 7:00am, Monday through Saturday and 6:00pm to 10:00am on Sundays and Federal Holidays (American Legal Publishing, 2024). The project would not require nighttime construction or construction on weekends or holidays.</p> <p>Noise generated from project operation would be required to comply with the City’s noise standards. Operation of the project would result in a residential use on the project site. Operational noise would result from project-generated traffic and use of the outdoor areas on site by future project occupants. Operation of the project would not result in substantial generation of noise and would generally be similar to and consistent with existing uses in the project vicinity and would not be distinct from the ambient noise environment created by surrounding uses.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Construction of the residential development would generate a limited number of temporary construction jobs, and operation would generate a nominal number of permanent jobs (e.g., management, clerical, and janitorial jobs), which could result in a minor increase in per-capita income. Construction activities could result in direct economic effects related to increased spending on construction materials, equipment, and services. The magnitude of the economic benefits of construction spending to the City’s economy would depend on the proportion of employment, goods, and services procured from local residents and businesses, and would likely have a relatively minor benefit on the City’s economy.
Demographic Character Changes, Displacement	2	Because the proposed project would be built in an area adjacent to existing residential uses, the development would not adversely affect community character. The proposed project would have an overall beneficial impact on the City of Corona by converting an underutilized site into permanent affordable housing with access to social services and amenities for residents. Since the project site is currently vacant, no displacement of residents would occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		Overall, the proposed project would have a positive impact on community character while remaining compliant with existing land use designations and design.
Environmental Justice	2	The proposed project, once complete, would contribute 115 new affordable housing units to the City’s housing stock. As a result, the proposed project would have a long-term beneficial impact to the City’s minority and/or low-income populations by providing affordable housing opportunities to individuals experiencing homelessness. According to the Southern California Association of Governments (SCAG) 6 th Cycle Housing Element RHNA Allocation Plan, the City of Corona needs to create 6088 housing units, including 1752 very low-income units and 1040 low-income units (SCAG 2020). The proposed project, which is a 100% affordable housing community, would support this goal by increasing the supply of much needed affordable housing in the City of Corona. Development of affordable housing would also support goals and policies included in the 2021-2029 Housing Element Cycle (City of Corona, 2022). The proposed development would be located near public transit and healthcare, minimizing the need to independently travel long distances to obtain access to grocery stores, restaurants, healthcare, and other services. Therefore, project construction would not have disproportionate adverse impacts to minority or low-income populations.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Negative impacts on educational facilities in the City are not foreseen. Given the availability of educational institutions in the area, adverse impacts to schools are not anticipated.</p> <p>The project is near multiple educational facilities, as follows:</p> <ul style="list-style-type: none"> • Orange Grove High School, directly south of the project site boundary • Corona-Norco Adult Education, directly south of the project site boundary • River Springs Charter School, approximately 0.4 miles east of the project site • Jefferson Elementary School, approximately 0.5 miles south of the project site • Corona High School, approximately 0.6 miles southwest of the proposed project site

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<ul style="list-style-type: none"> • Corona Fundamental Intermediate School, about 0.9 miles southeast of the proposed project site <p>Cultural facilities include publicly accessible buildings, structures, and establishments that are used primarily for the performance, exhibition, or benefit of arts and heritage activities, including, but not limited to, performing arts, visual arts, heritage and cultural endeavors. Numerous cultural facilities would be accessible to project occupants in the immediate project area and beyond within the City of Corona, including cinemas, galleries, libraries, museums, theaters, and stadiums.</p> <p>Cultural facilities near the project site include the Corona Art Association and Museum approximately 0.4 miles to the southeast and the Corona Heritage Park and Museum approximately 2.7 miles to the south. The Historic Civic Center located at 815 West 6th Street in Corona is approximately 0.4 miles southeast of the project site. The Historic Civic Center hosts a myriad of cultural facilities, including the Christian Arts and Theater, Corona Symphony, Corona Historic Preservation Society, the YMCA, Y Music Program, and Historic Theater. The project would result in an incremental increase in demand for cultural facilities. However, as an affordable housing project, the project would be expected to serve existing area residents by addressing existing unmet needs for rental assistance in the project area, rather than result in an influx of new residents. Furthermore, due to the relatively small project size, any incremental increase in demand would not exceed the capacity of existing facilities. There are adequate cultural facilities in the City and surrounding areas of the County to accommodate any potential increased usage generated by the project. Impacts to educational and cultural facilities would be less than significant.</p>
Commercial Facilities	2	<p>No adverse impacts to surrounding commercial facilities are anticipated. The project site is bordered by residential land uses to the east, a school to the south, the Corona Towne Center to the west, and West 2nd Street and Highway 91 to the north. Businesses as the Corona Towne Center, including Cardenas Market, SoCalGas, and TL Nails & Spa, among other storefronts and restaurants, would benefit from the development of affordable housing since the number of potential customers would increase. Construction of affordable housing could result in an incremental beneficial impact to local businesses since placing residents in more affordable housing provides more disposable income for spending on non-housing related goods and services.</p>
Health Care and Social Services	2	<p>Adverse impacts to healthcare and social services are not anticipated due to the relatively small size of the project and availability of service providers near the project site.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The project site is near numerous healthcare facilities, including the following:</p> <ul style="list-style-type: none"> • Ruiz Patel Medical Clinic, about 0.15 miles west of the proposed project site at 401 S Lincoln Ave, Corona, CA 92882 • City of Hope Corona, about 0.5 miles southeast of the proposed project site at 320 W 6th St, Corona, CA 92882 • Centro Medico Community Clinic, about 1 mile southwest of the project site at 1303 W 6th St, Corona, CA 92882 • Citrus Valley Urgent Care, about 0.6 miles southeast of the proposed project site at 308 W 6th St Ste 101, Corona, CA 92882 • Corona Regional Medical Center, approximately 0.7 miles southeast of the proposed project site at 800 S Main St, Corona, CA 92882
Solid Waste Disposal / Recycling	2	<p>Solid waste generated at the proposed project site would be collected by Waste Management, the City’s solid waste contractor. All multi-family residences in the City are required to have three collection containers: one for trash, one for commingled recycles and one for organic waste (City of Corona 2024b). All waste generated during the construction and operational phases of the project would be properly disposed of and recycled where possible. The amount of solid waste generated by the proposed project during the construction and operational phases would be a fraction of the throughput taken in by Waste Management daily. Adverse impacts from solid waste disposal associated with the proposed project are not anticipated.</p>
Waste Water / Sanitary Sewers	2	<p>Domestic wastewater generated by the proposed project would be disposed of through the City’s sanitary sewer system. The City’s Water Reclamation Group serves approximately 144,000 customers and maintains 444 miles of wastewater mains. The City’s Water Reclamation Facility treats an average of 13.5 million gallons of water per day (City of Corona 2024c). The proposed project would not require construction of additional sewage infrastructure. Adverse impacts to wastewater systems and sanitary sewers servicing the project site are not anticipated.</p>
Water Supply	2	<p>Water to the proposed project site would be supplied by the City of Corona. According to the City’s website, Corona's water supply is a blend of local production wells and water that is imported from the Metropolitan Water District of Southern California (MWD). In 2011, approximately 44% of the City's water was imported from MWD through Western Municipal Water District (WMWD) and 56% came from local groundwater sources. The City’s water division serves over 150,000 customers in an approximately 45 square mile service area. The City</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>maintains 593 miles of water mains, and produces an average of 40 million gallons of water per day in the summer and an average of 20 million gallons per day in winter (City of Corona 2024d). The project would connect to existing water infrastructure and would result in an incremental demand for water. Adverse impacts to the City’s water supply are not anticipated.</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>The Corona Police Department provides law enforcement services to the City of Corona. The Corona Police Department’s offices are located at 730 Public Safety Way, Corona, CA 92878, approximately 0.5 miles north of the project site.</p> <p>The Corona Fire Department would provide emergency services to the project site. The Corona Fire Department Operations Division provides protection for our citizens and visitors with a full-service response force. This includes protection of life and property from the destructive forces of fire and the protection of life, environment, and property from hazardous materials releases. It also provides advanced and basic life support at medical emergencies, participates in search and rescue operations, responds to catastrophic events, and provides other life saving measures as needed. The Corona Fire Department has seven fire stations, not including the Fire Department Headquarters (City of Corona 2024e) located 0.5 miles away on 735 Public Safety Way. Corona Fire Station 3 is the closest fire station to the project site and is located at 790 S Smith Ave, Corona, CA 92882, approximately 0.8 miles southwest of the project site. Corona Fire Station 2, approximately 1 mile north of the project site, located at 225 E Harrison St, Corona, CA 92879, could also provide emergency services.</p> <p>The proposed project would incrementally increase demand for police, fire, and emergency medical services by adding residences and businesses to the project site. However, the proposed project would constitute infill development, located within an urbanized area that already has access to services. The proposed project would be required to comply with all applicable codes for fire safety and emergency access. Given the foregoing, the project would not have adverse impacts on public safety.</p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<p>Public recreational spaces in proximity to the project site include the following:</p> <ul style="list-style-type: none"> • Sheridan Park, about 0.4 miles east of the proposed project site at 300 S. Sheridan Street, Corona, CA 92882 • Husted Park, about 0.7 miles southeast of the proposed project site at 1200 Merrill Street, Corona, CA 92882 • City Park, approximately 1.2 miles east of the proposed project site at 930 E 6th Street, Corona, CA 92879

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<ul style="list-style-type: none"> • Victoria Park, approximately 1.0 miles southeast of the proposed project site at 312 E. 9th Street, Corona, CA 92879 • Lincoln Park, approximately 1.6 miles south of the proposed project site at S Lincoln Ave, Corona, CA 92882 <p>The project would result in an incremental increase in demand for public parks that could be absorbed by existing open spaces near the project site. Site plans for the proposed project include an outdoor courtyard area with a pool and a children’s play area where residents can enjoy the outdoors without visiting surrounding parks. The project will also have access to an additional outdoor recreation area, 7400 square feet, of open space with exercise equipment surrounded by citrus trees and native vegetation. Therefore, the project would not have adverse impacts on parks, open space, and recreation.</p>
Transportation and Accessibility	2	<p>The project site is located near Riverside Transit Agency RTA Bus line 1 and the Corona Cruiser Red and Blue Lines. The nearest bus stop is 900 feet southeast of the proposed project site. Pre-existing urban development and readily available public transit near the project site would mitigate transportation and accessibility issues associated with the project, such as limited parking and traffic. These bus routes could take residents to stores, libraries, and other amenities near the proposed project. Since future residents of the proposed project are not anticipated to have personal vehicles, the 154 parking stalls included on current site plans should be sufficient to meet demand for onsite parking. Access to the project site would be provided via a full access driveway on South Buena Vista Avenue and a second driveway on West 2nd Street, which would be limited to right-in/right-out access only. A gated access to the adjacent Second Street PSH development would be installed for emergency access.</p> <p>A Trip Generation Assessment (traffic study) was prepared for the project by Urban Crossroads in December 2023 to determine whether additional traffic operations analysis would be required based on the City’s Traffic Impact Study Guidelines. In order to develop the traffic characteristics of the proposed project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) was used to estimate the Project’s trip generation based on the Affordable Housing land use category. City guidelines indicate if a project generates 50 peak hour trips or more without consideration of pass-by trip reductions, a full traffic study could be required for the project. Based on the Project’s trip generation (see Table 1), the Project is not anticipated to generate 50 peak</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		hour trips and would therefore contribute fewer than 50 peak hour trips to any off-site intersection, below the City's traffic thresholds (see Attachment 22).

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project site, which is currently a vacant and disturbed area, does not encompass any unique natural features. Federally protected natural resources, such as rivers, wetlands, coastal zones, and endangered species, are not present on the project site or adjacent properties. Therefore, the proposed project would not result in the alteration of any waterways, unique features, or critical habitat, nor would in result in the loss of any federally listed species.
Vegetation, Wildlife	3	<p>A Biological Resources Technical Memorandum was prepared by Dudek in January 2024.</p> <p>The project site is located in an urban setting and lacks natural habitat to support special-status species, does not contain wetlands, and no special-status species were observed during the biological reconnaissance. Direct impacts to non-native grassland, disturbed habitat, and developed land will occur from implementation of the project. However, these habitat types are not considered sensitive and do not require mitigation. Construction and operation of the project would not encroach into any native habitats or sensitive biological areas such as the Santa Ana River to the northwest or designated critical habitat for the least Bell's vireo to the northwest.</p> <p>However, the project may affect native resident and migratory bird species protected by the MBTA that may nest within the ornamental vegetation on the study area, particularly if vegetation removal or construction occurs during the avian nesting season of February 1 through August 31. To reduce potential project-related effects to nesting birds, if construction during the nesting season cannot be avoided, a pre-construction clearance survey is recommended to determine the presence or absence of any nesting bird species within 500 feet of the project site (MM-BIO-1) (see Attachment 9).</p>
Other Factors		None.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. An expanding body of scientific research supports the theory that global climate change is currently causing changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes, and drought; and increased levels of air pollution.</p> <p>As discussed above, the project site is within the 500-year floodplain (0.2 percent annual flood chance) and is considered a non-special flood hazard area (see Attachment 4). As a result, the project is more susceptible to increased flood risk from climate change than projects currently located outside of a floodplain. Since the project is not considered a critical action by HUD, the project does not need to comply with 24 CFR Part 55. Climate change could impact flood risk by increasing the frequency and/or intensity of rain events and through sea level rise. According to the FEMA National Risk Index for the project site, the risk of riverine flooding is zero and the risk of hail is very low. Extreme weather events included in the National Risk Index, including hurricanes, ice storms, and winter weather, are not applicable to the project site (FEMA 2024) (see Attachment 23). As a result, climate change is anticipated to produce an incremental increase to flood risk onsite. The project site is not within a coastal community or low-lying area and would not be impacted by sea level rise (see Figure 1). The project site is in an urbanized area that is not subject to wildfire hazards (CAL FIRE, 2024) (see Attachment 24). As previously discussed, the project site is not in an area that relies on a sole-source aquifer. No substantial issues related to air quality, soil suitability, stormwater, wastewater systems, or water supply have been identified in the preceding analyses.</p> <p>The Climate Mapping for Resilience and Adaptation (CMRA) tool (https://livingatlas.arcgis.com/assessment-tool/explore/map) provided by the U.S. Climate Resilience Toolkit was used to assess the impact of five common climate-related hazards, extreme heat, drought, wildfires, flooding, and coastal inundation (sea level rise), on the proposed project site. Analysis was conducted for the census tract in which the proposed project is located. Based on the results of the CMRA tool analysis and the project’s location in the 500-year floodplain, the project site is most susceptible to climate change impacts related to</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>flooding, extreme heat, and drought. Currently, this area of the County receives approximately 7.6 inches of precipitation annually and experiences approximately 142 days annually where temperatures are greater than 90 degrees Fahrenheit. Though this area currently experiences temperatures greater than 100 degrees Fahrenheit 67 days per year, this number is expected to increase to up to 100 days by the end of this century (CMRA, 2024) (Attachment 25). HUD encourages developers to include and implement design features that address extreme heat, such as multi-pane and/or low-e coated windows, window shading, and cool roofs (HUD 2022) (see Attachment 26). In addition, the project site is located within a census tract designated as a Disadvantaged Community according to the Climate and Economic Justice Screening Tool (CMRA, 2024).</p> <p>The project is located adjacent to a bus line and approximately 2 miles southeast of the Orange Rail Station, which would serve to reduce the GHG emissions associated with motor vehicle travel. As described in the Air Quality section above, criteria air pollutant emissions from project construction and operation would be below the SCAQMD’s 3,000 MTCO₂e/yr threshold for stationary source emissions for non-industrial projects (see Attachment 5). Based on guidance from that SCAQMD, if a non-industrial project would emit less than 3,000 metric tons of GHGs per year, then the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. Therefore, the proposed project would not contribute substantially to climate change impacts.</p>
Energy Efficiency	2	To obtain building permits, the project would be required to meet the minimum energy consumption standards as outlined in the California Building Code, Title 24, 2001 Energy Efficiency Standards.

Additional Studies Performed:

- *Phase I Environmental Site Assessment Report*, Prepared by Prepared by TA-Group DD, LLC, September 25, 2023.
- *Biological Resources Technical Memorandum*, Prepared by Dudek, January 2024.
- *Cultural Resources Inventory for the Corona Family Housing Project*, Prepared by Dudek, July 2024.
- *Preliminary Geotechnical and Infiltration Feasibility Investigation*, Prepared by LOR Geotechnical Group, Inc., October 2023
- *Air Quality, Greenhouse Gas and Energy Assessment*, Prepared by Urban Crossroads, December 2023.
- *Trip Generation Assessment*, Prepared by Urban Crossroads, December 2023.
- *Paleontological Resources Inventory Letter Report for the Corona Family Housing Project*, Prepared by Dudek, January 2024.

Field Inspection (Date and completed by):

- *Phase I Environmental Site Assessment Report*, Prepared by Prepared by TA-Group DD, LLC, September 25, 2023. Field Inspection completed on August 19, 2023.
- *Biological Resources Technical Memorandum*, Prepared by Dudek, January 2024. Field Inspection completed on January 18, 2024.

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

AQMD. 2008. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. [Online] [https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgattachmente.pdf](https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf).

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City of Corona. 2024a. Corona Municipal Code. Accessed January 2024. Updated December 6, 2023. https://codelibrary.amlegal.com/codes/corona/latest/corona_ca/0-0-0-51588.

City of Corona. 2024b. City of Corona Commercial/Multi-Family Waste and Recycling. Accessed January 2024. <https://www.coronaca.gov/government/departments-divisions/maintenance-services/corona-recycles>.

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EPA. 2024. "Sole Source Aquifers for Drinking Water." Accessed January 2024. <https://www.epa.gov/dwssa>.

FEMA (Federal Emergency Management Agency). 2008. "FEMA Flood Map Service Center: Search By Address." Accessed January 2024. <https://msc.fema.gov/portal/search#searchresultsanchor>.

NPS (National Park Service). 2024. "Wild & Scenic Rivers." Accessed January 2024. <https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88daee0e353142>.

SCAG (Southern California Association of Governments). 2020. SCAG 6th Cycle Final RHNA Allocation Plan. Modified July 1, 2021. https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785.

USFWS (U.S. Fish and Wildlife Service). 2019. Coastal Barrier Resources System Mapper. Updated July 31, 2019. Accessed January 2024. <https://www.fws.gov/cbra/maps/Mapper.html>.

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

The Draft Environmental Assessment will be made available for public review and comment beginning on July 19, 2024 and concluding on August 5, 2024.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project would not contribute to a significant cumulative impact under the National Environmental Policy Act because it would consist of an urban development project, consistent with the site's General Plan land use and zoning designations and would be near existing transit services. State and local planning guidelines encourage the development of urban housing in areas served by transit and near commercial and cultural amenities because this type of development contributes less to cumulative effects on the environment in comparison to development of previously undisturbed sites in more remote locations with fewer transit connections, many of which contain native vegetation and wildlife species.

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

Site identification has proven to be a major obstacle in providing affordable housing units. Residential sites available at reasonable cost are extremely limited, and sites that do not meet cost and land use criteria are generally eliminated as alternatives. The developer identifies potential properties for affordable housing based on feasibility, location, affordability, and ownership/site control of a potential project site. In addition to the developer's site selection criteria, physical and social constraints are also considered in identifying and rejecting alternatives. Based on the developer's site selection criteria and constraints that limit identification of alternative affordable housing project sites, no other build alternatives are analyzed or included in this environmental document.

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

The No Action Alternative would not build any additional housing at the project site. There are no benefits to the physical or human environment by not taking the federal action associated with this project. Physical impacts to the environment would occur in urban areas whether units are subsidized with federal funds or built at market rates. If an affordable project were not constructed on this site, the social benefits of providing new affordable housing opportunities on an urban infill parcel would not occur.

The proposed project must acquire all required permits and approvals prior to construction; therefore, the proposed project would be consistent with all land use plans, policies, and regulations for the project site. Not building on this site could potentially result in more housing constructed outside of the urban area in agricultural and undeveloped areas, contributing to urban sprawl, regional traffic congestion, and regional air quality issues.

Summary of Findings and Conclusions:

The Developer, C&C Development, is proposing the development of a vacant, former mobile home site into a 115 residential unit development, made up of 18 one-bedroom units, 46 two-bedroom units, 45 three-bedroom units and six studio units. The project would also include site improvements, including

landscaping, sidewalks, and 154 parking stalls. The proposed project would contribute to the increased density and availability of low-income housing in an area that would encourage multi-modal activity. The proximity of existing transit options to the project site would reduce long-term air emissions and energy use associated with motor vehicle travel.

Because the project site is within a developed urban area, the project would be adequately served by utilities and public services. The project would conform to all applicable federal, state, and regional regulations associated with land use compatibility, air emissions, water quality, geologic hazards, and related environmental resources addressed herein. Based on the analyses of environmental issues contained in this document, the proposed project is not expected to have significant environmental impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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.

Air Quality – Fugitive Dust

MM-AIR-1

The project shall implement the following, as applicable to the project:

- **Backfilling:** Stabilize backfill material when not actively handling, stabilize backfill material during handling, and stabilize soil at completion of activity.
- **Clearing and Grubbing:** Maintain stability of soil through pre-watering of site prior to clearing and grubbing, stabilize soil during clearing and grubbing activities, and stabilize soil immediately after clearing and grubbing activities.
- **Clearing Forms:** Use water spray, sweeping and water spray, or a vacuum system to clear forms.
- **Crushing:** Stabilize surface soils prior to operation of support equipment and stabilize material after crushing.
- **Cut and Fill:** Pre-water soils prior to cut and fill activities, and stabilize soil during and after cut and fill activities.
- **Demolition – Mechanical/Manual:** Stabilize wind-erodible surfaces to reduce dust, stabilize surface soil where support equipment and vehicles will operate, stabilize loose soil and demolition debris, and comply with Air Quality Management District Rule 1403.
- **Disturbed Soil:** Stabilize disturbed soil throughout the construction site, and stabilize disturbed soil between structures.
- **Earth-Moving Activities:** Pre-apply water to depth of proposed cuts, re-apply water as necessary to maintain soil in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction, and stabilize soil once earth-moving activities are complete.
- **Importing/Exporting of Bulk Materials:** Stabilize material while loading to reduce fugitive dust emissions, maintain at least 6 inches of

freeboard on haul vehicles, stabilize material while transporting and unloading to reduce fugitive dust emissions, and comply with California Vehicle Code (CVC) Section 23114.

- **Landscaping:** Stabilize soils, materials, slopes.
- **Road Shoulder Maintenance:** Apply water to unpaved shoulders prior to clearing, and apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.
- **Screening:** Pre-water material prior to screening, limit fugitive dust emissions to opacity and plume length standards, and stabilize material immediately after screening.
- **Staging Areas:** Stabilize staging areas during use, and stabilize staging area soils at project completion.
- **Stockpiles/Bulk Material Handling:** Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, or must have a road bladed to the top to allow water truck access, or must have an operational water irrigation system that is capable of complete stockpile coverage.
- **Traffic Areas for Construction Activities:** Stabilize all off-road traffic and parking areas, stabilize all haul routes, and direct construction traffic over established haul routes.
- **Trenching:** Stabilize surface soils where trencher or excavator and support equipment will operate, and stabilize soils at the completion of trenching activities.
- **Truck Loading:** Pre-water material prior to loading and ensure that freeboard exceeds 6 inches (CVC Section 23114).
- **Turf Overseeding:** Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards, and cover haul vehicles prior to exiting the site.
- **Unpaved Roads/Parking Lots:** Stabilize soils to meet the applicable performance standards and limit vehicular travel to established unpaved roads (haul routes) and parking lots.
- **Vacant Land:** In instances where vacant lots are 0.10 acres or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and off-road-vehicle trespassing, parking, and access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.

Contamination and Toxic Substances

MM-TOX-1

In compliance with HUD's radon policy notice published in January 2024, indoor radon testing at the new affordable housing community will occur after construction is complete and before residents move in. If testing determines that indoor radon levels are or may be above 4pCi/L, then the County must document and implement a mitigation plan. The mitigation plan must identify the radon level onsite, describe the radon reduction system that will be installed, establish an ongoing maintenance plan, establish a reasonable timeframe for system implementation, and require post-installation testing by a licensed radon professional, where feasible.

*Historic Preservation***MM-CUL-1**

Prior to the issuance of a grading permit, the Project Applicant shall retain and enter a monitoring and mitigation service contract with a qualified Archaeologist (“Archaeological Monitor”) for mitigation monitoring services and implement a Cultural Resource Monitoring Program (CRMP). At least 30 days prior to issuance of grading permits, a copy of the agreement between the Project Applicant shall be submitted to the Planning and Development Department:

- A CRMP shall be prepared to guide the procedures and protocols of an archaeological mitigation monitoring program that shall be implemented during initial onsite and offsite ground disturbing activities. The CRMP shall include, but not be limited to, the Project grading and development schedule; approved Project cultural resources mitigation measures and conditions of approval; monitoring procedures; protocols for the identification, assessment, collection, and analysis of any resource(s) observed during grading; curation guidelines; and coordination with project personnel, City staff, and any participating Native American tribe(s). The Rincon* and Soboba Tribes shall be notified of any discoveries. The final CRMP shall be submitted to the City Project planner and/or inspector, the appropriate Project supervisor/engineer/etc., and monitoring Native American tribe(s), if any.
- The Archaeological Monitor shall be invited to a preconstruction meeting with construction personnel and City and tribal representatives if monitoring requested. The attending archaeologist shall review the provisions of the CRMP and answer any applicable questions.
- Full-time monitoring shall occur throughout the entire Project area, including all off-site improvement areas, during initial ground-disturbing activities. Full-time monitoring shall continue until the Archaeological Monitor determines that the overall sensitivity of the Project area is low as a result of mitigation monitoring and shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or complete suspension of the monitoring program. Should the monitor(s) determine that there are no cultural resources within the Project site or off-site improvement areas, or should the sensitivity be reduced to low during monitoring, all monitoring shall cease.

Vegetation, Wildlife

MM-BIO-1

Migratory Bird Treaty Act. If grading activities occur within the active breeding season for birds (February 1– September 15), the Project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to vegetation removal to determine the presence/absence of any nesting bird species within 500 feet of the project site. The nesting survey shall be submitted to the City of Corona Planning and Development Department, Planning Division prior to issuance of a grading permit. The nesting survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 500 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g. 200 feet and/or subject to the recommendations of the qualified biologist). The buffer will remain in place as long as the nest is considered active, as determined by a qualified on-site biologist. No encroachment into the buffer may occur as long as a nest is still active.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Catherine Wade Date: 7/18/24

Name/Title/Organization: Catherine Wade, Environmental Planner, Dudek

Certifying Officer Signature: _____ Date: 7/18/24

DS
CW

Name/Title: Cynthia Lara, Community Assistance Manager, City of Corona

DocuSigned by:
Cynthia Lara
E95FBBE1259C472...

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

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 (951) 955-0783	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 Public and Indian Housing 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 /Second Street Family Apartments	10. Location (Street address, city, county, State) southwest corner of Buena Vista Avenue and Second Street, Corona, 92882
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11. Program Activity/Project Description

The proposed project, known as the Second Street Family Apartments, is located at the southwest corner of Buena Vista Avenue and Second Street in the City of Corona, Riverside County, California (Assessor's Parcel Numbers: 118-270-053, 118-270-055, and 118-302-030). The site encompasses approximately 3.64 acres and is currently vacant. It is zoned Mobile Home Park (MP), with an additional 0.2-acre parcel east of Buena Vista Avenue—zoned Multiple-Family Residential (R-3)—planned as open space. The Project proposes a zoning amendment to rezone the entire development area to R-3. The Proposed Project will consist of a total of 115 units across four multi-story apartment buildings, including one three-bedroom manager's unit. The residential unit mix will consist of 6 studios, 18 one-bedroom units, 46 two-bedroom units, and 45 three-bedroom units. Project amenities will include a community room, leasing office, laundry facilities, picnic area, playground, and swimming pool. The buildings will be constructed of wood-frame on concrete slab foundations with stucco siding. Parking accommodations include 154 surface and tuck-under garage spaces for residents. The PBVs will consist of 3 two-bedroom units and 5 three-bedroom units, which will provide rental subsidies for households on the HACR HCVP waitlist with incomes at or below 30% of the Area Median Income (AMI) for the County of Riverside, specific for the Second Street Family Apartments. Proposed Project are anticipated to include \$37,679,336 in Tax Exempt Construction Loan; \$14,095,155 from the City of Corona; \$6,675,863 from Deferred Developer Fee; 1,947,940 Deferred BC Profit; \$4,069,368 Interest on Cashbacked Bonds \$100 From General Partner Equity; \$2,540,962 from NEF Tax Credit Equity; \$1,250,000 from Dev. Fee Deferred Until Completion; \$1,064,900 from Other Costs Deferred Until Completion.

Previous editions are obsolete

form HUD-7015.15 (1/99)

JUL 01 2025 3.23

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.

ATTEST:
KIMBERLY A. RECTOR, Clerk
BY: _____
DEPUTY

Signature of Certifying Officer of the Responsible Entity

X 

Title of Certifying Officer

Chair, Riverside County Board of Supervisors
V. MANUEL PEREZ

Date signed

JUL 01 2025

Address of Certifying Officer

c/o Housing and Workforce Solution, 3403 10th Street Suite 300, Riverside, CA 92501

FORM APPROVED COUNTY COUNSEL
BY: PAULA S. SALCIDO
DATE: 6-19-25

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)

JUL 01 2025

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Alicia Jaimes
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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011741257

FILE NO. 0011741257

PROOF OF PUBLICATION

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

06/15/2025

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

Date: June 15, 2025.
At: Riverside, California



Signature

PUBLIC NOTICE
June 15, 2025
Housing and Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504
(951) 955-0783 Alicia Jaimes

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

On or about July 1, 2025, 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 : Second Street Family Apartments

PURPOSE : The Proposed Project will consist of a total of 115 units across four multi-story apartment buildings, including one three-bedroom manager's unit. The residential unit mix will consist of 6 studios, 18 one-bedroom units, 46 two-bedroom units, and 45 three-bedroom units. Project amenities will include a community room, leasing office, laundry facilities, picnic area, playground, and swimming pool. The buildings will be constructed of wood-frame on concrete slab foundations with stucco siding. Parking accommodations include 154 surface and tuck-under garage spaces for residents.

The PBVs will consist of 3 two-bedroom units and 5 three-bedroom units, which will provide rental subsidies for households on the HACR HCVP waitlist with incomes at or below 30% of the Area Median Income (AMI) for the County of Riverside, specifically for the Second Street Family Apartments.

LOCATION : The proposed project, known as the Second Street Family Apartments, is located at the southwest corner of Buena Vista Avenue and Second Street in the City of Corona, Riverside County, California (Assessor's Parcel Numbers: 118-270-053, 118-270-055, and 118-302-030). The site encompasses approximately 3.64 acres and is currently vacant. It is zoned Mobile Home Park (MP), with an additional 0.2-acre parcel east of Buena Vista Avenue—zoned Multiple-Family Residential (R-3)—planned as open space. The Project proposes a zoning amendment to rezone the entire development area to R-3.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be downloaded at the following website address <https://www.harlvc.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 5555 Arlington Avenue, Riverside, California 92504 or email comments to malajimes@rivco.org. All comments received at the address specified above **on or before July 1, 2025** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorizes 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 Office of Public and Indian Housing at 300 N Los Angeles Street, Suite 4054, Los Angeles, CA 90012 or email HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD Los Angeles Field Office via email to verify the actual last day of the objection period.

**NOTICIA PUBLICA
15 de Junio de 2025**

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
5555 Arlington Avenue
Riverside, California 92504
(951) 955-0783 Alicia Jaimes

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 1 de Julio de 2025 o alrededor de esa fecha, el condado de Riverside enviará una solicitud a la oficina local de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) para la liberación de vales basados en proyectos (PBV) del Programa de vales de elección de vivienda (HCVP) a través de la Autoridad de Vivienda del Condado de Riverside (HACR), para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Second Street Family Apartments

PROPÓSITO: El Proyecto Propuesto constará de un total de 115 unidades distribuidas en cuatro edificios de apartamentos de varias plantas, incluyendo una unidad de tres dormitorios para el administrador. La distribución de las unidades residenciales consistirá en 6 estudios, 18 unidades de un dormitorio, 46 unidades de dos dormitorios y 45 unidades de tres dormitorios. Las comodidades del proyecto incluirán una sala comunitaria, una oficina de arrendamiento, lavandería, zona de picnic, un parque infantil y una piscina. Los edificios se construirán con estructura de madera sobre cimientos de losa de hormigón con revestimiento de estuco. El estacionamiento incluye 154 plazas de garaje, tanto en superficie como bajo techo, para los residentes.

Los PBV consistirán en 3 unidades de dos dormitorios y 5 de tres dormitorios, que proporcionarán subsidios de alquiler a los hogares en la lista de espera del Programa de Beneficios de Vivienda Compartida (HCVP) de la HACR con ingresos iguales o inferiores al 30 % del Ingreso Medio del Área (AMI) del Condado de Riverside, específicamente para los Apartamentos Familiares de Second Street.

UBICACIÓN: El proyecto propuesto, conocido como Apartamentos Familiares Second Street, se ubica en la esquina suroeste de la Avenida Buena Vista y la Calle Segunda en la ciudad de Corona, condado de Riverside, California (números de parcela del tasador: 118-270-053, 118-270-055 y 118-302-030). El terreno abarca aproximadamente 3.64 acres y actualmente se encuentra desocupado. Está zonificado como Parque de Casas Móviles (MP), con una parcela adicional de 0.2 acres al este de la Avenida Buena Vista, zonificada como Residencial Multifamiliar (R-3), planificada como espacio abierto. El proyecto propone una enmienda de zonificación para rezonificar toda el área de desarrollo a R-3.

Esta actividad podría desarrollarse durante varios años.

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harlvco.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 5555 Arlington Avenue, Riverside, California 92504 o comentarios por correo electrónico a malajmes@rlvco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 1 de Julio de 2025** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfactorio. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen Vales basados en proyectos del programa de vales de elección de vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptará 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:

1. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
2. 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;
3. 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
4. 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 ser preparadas y enviadas por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deberán dirigirse a la siguiente Oficina de Campo de Vivienda Pública e India de HUD en Los Angeles, en 300 N Los Angeles Street, Suite 4054, Los Angeles, CA 90012 o al correo electrónico HUDLOSANGELESOPH@hud.gov. Los posibles oponentes deben contactar a la Oficina de Campo de HUD en Los Angeles por correo electrónico para verificar el último día real del

periodo de objección.

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