

# THE PRESS-ENTERPRISE

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: /

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

**08/28/2023**

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

Date: August 28, 2023  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011620290-01

P.O. Number:

Ad Copy:

**PUBLIC NOTICE**

**August 28, 2023**

Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
(951) 955-0774 Mervyn Manalo

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

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

### REQUEST FOR RELEASE OF FUNDS

**On or about September 12, 2023**, 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) to undertake the following project:

PROJECT NAME: Tres Lagos Phase II Apartments

PURPOSE: The project activity includes the allocation of 42 PBVs to be utilized by Palm Communities, an affordable housing developer, to serve as rental subsidy for Tres Lagos Phase II Apartments, an affordable apartment community for low income households that will consist of 88 affordable rental units and one manager's unit. The PBVs will be reserved for households with incomes at or below 30% of the area median income. The remaining units will be restricted to area median incomes between 30% and 60%. The overall project will include four residential buildings consisting of 40 one-bedroom units, 25 two-bedroom and 22 three-bedroom units. The resident manager unit will be located above a community building with leasing and case manager office, computer lab, flex rooms and kitchen. The development will have access to laundry room, play areas, picnic areas and walking circuit.

LOCATION: The project site is roughly 3.34 acres of County-owned real property located at 23385 Catt Road in the City of Wildomar, more specifically identified as Assessor Parcel Numbers 380-100-022.

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 and Workforce Solutions office at 3403 Tenth Street, Suite 300, Riverside, CA 92501. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday. The EA may also be downloaded at the following website address <https://rivcohws.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: Mervyn Manalo at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to [mmanalo@rivco.org](mailto:mmanalo@rivco.org). All comments received at the address specified above **on or before September 12, 2023** 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 Kevin Jeffries in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the County of Riverside to allocate the Project Based Vouchers for the proposed project.

### OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Office, Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

**Press-Enterprise  
Published: 8/28/23**



**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:** Tres Lagos Apartments Phase II

**Preparer:** Mervyn Manalo, Supervising Development Specialist

**Responsible Entity:** County of Riverside

**Month/Year:** August 28, 2023

## Environmental Assessment

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

**Certifying Officer:** Kevin Jeffries, Chairman,  
Riverside County Board of Supervisors  
[24 CFR 58.2(a)(2)]

**Project Name:** Tres Lagos Phase II Apartments

**Project Location:** 23385 Catt Road in the City of Wildomar, identified as Assessor  
Parcel Number 380-100-022

**Estimated total project cost:** \$ 52,339,829 (PBVs valued at \$15,773,040 over 20 years)

**Grant Recipient:** Wildomar Tres Lagos Partners II LP  
[24 CFR 58.2(a)(5)]

**Recipient Address:** 2100 Pacifica, Suite 205, Irvine, CA 92618

**Project Representative:** Mitch Slagerman, Vice President of Project Development

**Telephone Number:** Phone: 949-878-9373  
Email: mslagerman@palmcommunities.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 County of Riverside on December 15, 2020. 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 attaches and incorporates by reference, the EA and Finding of No Significant Impact on the environment completed and approved by County of Riverside on December 15, 2020.

**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:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name/Title/Agency:** Mervyn Manalo, Housing Specialist

**RE Approving Official Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name/Title/ Agency:** Kevin Jeffries, Chairman, Riverside County Board of Supervisors

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

Palm Communities, a California corporation, is proposing to develop Tres Lagos Apartments Phase II, an 87-unit affordable rental housing development plus one resident manager unit and utilize forty-two (42) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list.

**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]

Tres Lagos Apartments is a three-phase affordable apartment community that will consist of approximately 225 units. Phase I will consist of 88 affordable and one manager's unit; Phase II will consist of 87 affordable units and one manager's unit; and Phase III is planned to consist of 47 affordable units and one manager's unit. All affordable units will be restricted to Area Median Incomes between 30% and 60%. Phase I has secured all funding and commenced with construction in July of 2023.

Tres Lagos Phase II Apartments will include four residential buildings consisting of 40 one-bedroom units, 25 two-bedroom and 22 three-bedroom units. The two-bedroom resident manager unit will be located above the 2,318 square foot community building with leasing and case manager office, computer lab, flex rooms and kitchen. The development will have access to laundry room, play areas, picnic areas and walking circuit. Under Phase II, the HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for 42 vouchers for a twenty (20) year contract term consisting of the following: 39 one-bedroom units and 3 two-bedroom units, for households at or below 30% of the Area Median Income referred to the HACR from the Riverside University Health System - Behavioral Health (RUHS-BH). The PBV units will also be restricted under the California Department of Housing and Community Development's No Place Like Home Program and will be reserved for persons living with a serious mental illness who are chronically homeless, homeless, or at-risk of chronic homelessness.

**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 3.34-acre site is vacant and is surrounded by development. The site does not connect to native, undisturbed areas. The Project site supports several mature trees including eucalyptus, California pepper, pine, palm, cypress, sycamore, and cottonwood trees. The ground cover consists of compact dirt with ruderal weedy vegetation. Absence of the project, the site would likely remain vacant until purchased developed for a subdivision of single family homes.



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

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

### Project Information

**Project Name:** Tres-Lagos-Apartments

**HEROS Number:** 900000010161721

**Project Location:** 23345 & 23365 Catt Road, Wildomar, CA 92595

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

The Project is located at 23345 & 23365 Catt Road, southerly of Catt Road between Arnett Road and Fox Ridge Lane. The site is also identified by the Riverside County Assessor tax assessor parcel numbers (APNs) 380-100-008, 380-100-009, 380-100-010, 380-100-011, and 380-100-012.

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

Tres Lagos is a three-phase affordable apartment community that will consist of 265 units. Phase I will consist of 97 total units (96 affordable and one manager's unit). 43 units (39 one-bedroom and 4 two-bedroom units) will be assisted with Housing Choice Voucher Program Project Based Vouchers and restricted under the California Housing and Community Development's No Place Like Home Program reserved for persons living with a serious mental illness who are chronically homeless, homeless, or at-risk of chronic homelessness. The remaining 3 one-bedroom, 26 two-bedroom, and 24 three-bedroom family units will be restricted to AMI's between 30% and 60%. In addition, there will be one three-bedroom manager's unit. Phases II and III will consist of 126 two-bedroom units and 42 three-bedroom units, all restricted to AMI's between 30% and 60%. The overall project will include eleven (11) three-story residential buildings and one (1) two-story community building that includes the manager's unit. The community building will be at least 1,800 square feet (not including the manager's unit).

### Funding Information

Grant Number	HUD Program	Program Name
PBV1-20-002	Other	Housing Choice Vouchers Program Project Based Vouchers

**Estimated Total HUD Funded Amount:** \$11,686,560.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$40,310,469.00

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

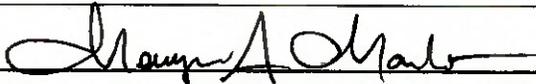
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts,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

Law, Authority, or Factor	Mitigation Measure or Condition
---------------------------	---------------------------------

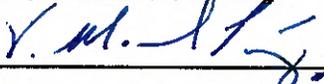
### Mitigation Plan

### Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

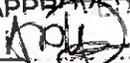
Preparer Signature:  Date: 12/2/20

Name / Title / Organization: Mervyn Manalo / / RIVERSIDE COUNTY

Certifying Officer Signature:  Date: DEC 15 2020

Name / Title: V. MANUEL PEREZ CHAIRMAN, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL  
BY  12/14/2020  
AMRIT P. DHILLON DATE

ATTEST:  
KECIA R. HARPER, Clerk  
By   
DEPUTY

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

**Project Information**

**Project Name:** Tres-Lagos-Apartments

**HEROS Number:** 900000010161721

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

**RE Preparer:** Mervyn Manalo

**State / Local Identifier:**

**Certifying Officer:** Chairman, Board of Supervisors

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 23345 & 23365 Catt Road, Wildomar, CA 92595

**Additional Location Information:**

The Project is located at 23345 & 23365 Catt Road, southerly of Catt Road between Arnett Road and Fox Ridge Lane. The site is also identified by the Riverside County Assessor tax assessor parcel numbers (APNs) 380-100-008, 380-100-009, 380-100-010, 380-100-011, and 380-100-012.

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

Tres Lagos is a three-phase affordable apartment community that will consist of 265 units. Phase I will consist of 97 total units (96 affordable and one manager's unit). 43 units (39 one-bedroom and 4 two-bedroom units) will be assisted with Housing Choice Voucher Program Project Based Vouchers and restricted under the California Housing and Community Development's No Place Like Home Program reserved for persons living with a serious mental illness who are chronically homeless, homeless, or at-risk of chronic homelessness. The remaining 3 one-bedroom, 26 two-bedroom, and 24 three-bedroom family units will be restricted to AMI's between 30% and 60%. In addition, there will be one three-bedroom manager's unit. Phases II and III will consist of 126 two-bedroom units and 42 three-bedroom units, all restricted to AMI's between 30% and 60%. The overall project will include eleven (11) three-story residential buildings and one (1) two-story community building that includes the manager's unit. The community building will be at least 1,800 square feet (not including the manager's unit).

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

The purpose and need for the proposal is to construct a much needed affordable residential development with 265 units, a community building and related parking and landscape improvements on a vacant 10.35 acre site in the City of Wildomar. Phase I will consist of 97 total units (96 affordable and one manager's unit). Of those units, 43 units (39 one-bedroom and 4 two-bedroom units) will be assisted with Project Based Vouchers through the Housing Choice Voucher Program.

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

The Project site is vacant and is surrounded by development. The site does not connect to native, undisturbed areas. The Project site supports several mature trees planted in windrows including eucalyptus, California pepper, pine, palm, cypress, sycamore, and cottonwood trees. The ground cover consist of compact dirt with ruderal weedy vegetation. The site would likely continue to be vacant in the absence of the project.

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

[Field Inspection 11-14-2020.pdf](#)

**Determination:**

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

**Approval Documents:**

**7015.15 certified by Certifying Officer**

on:

**7015.16 certified by Authorizing Officer**

on:

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
PBV1-20-002	Other	Housing Choice Vouchers Program Project Based Vouchers

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$11,686,560.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$40,310,469.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest military airport would be March Air Reserve Base which is more than 15,000 feet away and the closest civilian airport would be the Skylark Airport which is over 17,000 feet away.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is not located in a flood zone. According to the Federal Emergency Management Agency's (FEMA) Federal Insurance Rate Map, the project site is located within Flood Zone X (FEMA Panel 06065C26282G, effective August 28, 2008). This is an area determined to be outside of the 0.2% annual chance of floodplain. Therefore, the map indicates that there is a minimal flood potential and no flood insurance requirement for the project site.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is</p>

		in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project will have No Effect on endangered species as noted in Preliminary Report for Biological Resources Assessment, Jurisdictional Waters Delineation, MSHCP Compliance (attached) prepared by Jericho Systems, Inc.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers that are covered by 24 CFR 51C within one mile of the Project site. Vavoline located at 32120 Clinton Keith Road (within .25 mile of the project site) does have aboveground tanks for the storage of oil, antifreeze, and transmission fluid (new and used) but containers of this sort are not covered by 24 CFR 51C. The project itself will be in compliance with explosive and flammable hazards requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The project site is not located in a flood zone. According to the Federal Emergency Management Agency's (FEMA) Federal Insurance Rate Map, the project site is located within Flood Zone X (FEMA Panel 06065C26282G, effective August 28, 2008). This is an area determined to be outside of the 0.2% annual chance of floodplain. Therefore, the map indicates that there is a minimal flood potential and no flood insurance requirement for the project site.

<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>On January 8, 2009 (File HUD081212E), the California State Historic Preservation Officer concurred with determination that no historic properties will be affected by the undertaking. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The City of Wildomar's General Plan is the County's General Plan since the City recently incorporated. The Noise Study prepared for the County's General Plan is attached (Noise Element Data, Appendix I-1). The I-15 Freeway is approximately 840-feet from the closest project property line and Clinton Keith Road is approximately 1,170-feet from the closest project property line. The projected noise along freeway and major highways is expected to drop to 60 dBA at a distance of 310-feet and therefore is acceptable. March Air Reserve Base is the closest military airport and is located 19-miles from the Project site with the influence area seven miles from the Project site. As well, the Skylark Airport is 17,127-feet from the project site and French Valley Airport is 36-774-feet from the project site. The project site is outside the airport influence area for all airports and therefore, the noise levels from the airports will be below 60 dBA.. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project is not within proximity of a</p>

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The Tres Lagos project will be located in an urbanized residential area, close to retail and commercial uses, including grocery. The property is zoned General Residential (R-3), which permits multi-family residential development. The General Plan designates the property for Very High-Density Residential (VHDR) (14 to 20 dwelling units to an acre), which permits single-family attached residences and multi-family dwellings. Tres Lagos is a three-phase affordable apartment community that will consist of 265 units. Phase I will consist of 97 total units (96 affordable and one manager's unit). Forty-three (43) units (39 one-bedroom and four (4) two-bedroom units) will be restricted under HCD's No Place Like Home Program. They will be reserved for persons living with a serious mental illness	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>who are chronically homeless, homeless, or at-risk of chronic homelessness. The remaining three (3) one-bedroom, 26 two-bedroom, and 24 three-bedroom family units will be restricted to AMI's between 30% and 60%. In addition, there will be one three-bedroom manager's unit. Phases II and III will consist of 126 two-bedroom units and 42 three-bedroom units, all restricted to AMI's between 30% and 60%. The overall project will include eleven (11) three-story residential buildings and one (1) two-story community building that includes the manager's unit. The community building will be at least 1,800 square feet (not including the manager's unit). The development review process and the conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Council, will address any impacts created by this development. Sources: Wildomar Municipal Code -- General Commercial R-3 Zone City of Wildomar General Plan</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>There are no known or mapped geologic units or soils that are unstable or could be unstable due to the project. Nor are there any known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse, or create rockfall hazards. The topography of the site is predominately flat. There is no risk of landslides due to the flat surroundings and lack of hillsides in the project vicinity. According to the Soils Survey for Western Riverside County, there are two types of soils found on the project site: Placentia, 0 to 5 percent slopes, and Greenfield, 2 to 8 percent. Placentia soils typically have slow permeability and moderate water erosion</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>hazards. Greenfield has moderate permeability and water erosion hazards. The project will implement Best Management Practices (BMPs) as required by the State Water Resource Control Board (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction activities. The BMPs will ensure that soil erosion and topsoil erosion due to wind or water does not occur. Therefore, impacts are considered less than significant. Sources: City of Wildomar General Plan</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	1	<p>A Phase 1 Environmental Site Assessment and Limited Soil Sampling was prepared for the project site by SCS Engineers on December 18, 2019. The conclusions of this study are as follows below. There are no recognized environmental conditions at the site due to a release of hazardous materials/wastes or petroleum products from a known or interpreted historical site or site vicinity land use. The site was used for dry farming/grazing and/or agricultural purposes from approximately 1938 to 2008. The site is interpreted to have been improved with residential structures from approximately 1977 to 2008. Therefore, the potential exists for concentrations of lead and organochlorine pesticides (OCPs) to be present in the soil. The site is currently vacant and undeveloped land. Therefore, if pesticides and/or lead-based paint residues were present in the soil at the site, there is a low likelihood of open routes of exposure to these soils and a corresponding low likelihood of a recognized environmental condition. Limited soil sampling activities were conducted to assess the potential for residual concentrations of pesticides (arsenic and organochlorine pesticides)</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>and residual concentrations of lead in the shallow surface soil at the site connected with the former agricultural and residential land use the site. Based on the data obtained and reviewed as part of this Sampling, laboratory results, current regulatory guidelines, and the conclusions presented above, no additional soil sampling or mitigation for organochlorine pesticides, arsenic, or lead is recommended at this time. The project design will preclude hazards from lines-of-sight and other possible design features, and the project will be designed to meet the City's noise attenuation requirements. Sources: City of Wildomar General Plan Chapter 9.48 - Noise Regulation Phase 1 Environmental Site Assessment and Limited Soil Sampling, prepared by SCS Engineers, December 18, 2019</p>	
Energy Consumption/Energy Efficiency	1	<p>Due to the increase in residential density, there is a potential for an increase in energy consumption. The project will be designed to meet all Cal Green and Title 24 Energy requirements, including energy-efficient appliances, water-saving plumbing features, and water-efficient landscaping. Sources: Title 15 Buildings and Construction Code Chapter 17.276 - Water Efficient Landscapes</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	<p>Construction of the project will generate temporary construction jobs. As well, the on-site social service programs and homeless supportive services will add a few jobs on-site. Overall employment and income patterns in the area are not expected to be significantly impacted adversely.</p>	
Demographic Character Changes / Displacement	1	<p>The project will increase density in the area but will not adversely impact the demographics of the area. The site is currently vacant, and the project will not</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		displace current residents.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The project is located within the Lake Elsinore Unified School District (LEUSD). The project may have a minimal increase in students, but this increase will not result in new or altered schools. The project applicant will be required to pay school impact fees to LEUSD, and a portion of those fees will go to offset the development's impacts on area schools. Since the project will be conditioned to pay development impact fees, schools will not be adversely impacted by the project. The project's development will result in incremental increases in the demand for cultural facilities, including libraries. The collections of park and recreation and library impact fees will help fund additional facilities required to meet the project's impacts.	
Commercial Facilities (Access and Proximity)	2	Commercial facilities are within walking distance (.2 miles) of the project, including grocery services. An RTA bus stop is located within .2 miles of the project site.	
Health Care / Social Services (Access and Capacity)	2	The project may have a minimal increase in the need for health care. However, it is not expected to have an adverse impact. The Inland Valley Medical Center is located within .78 miles of the project site, and a pharmacy is located at the Stater Brother market .2 miles from the project site. The project may have a minimal increase in existing social services; however, no adverse impacts are expected. The project itself will be providing some social services to its tenants.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The project will not have a significant adverse impact on issues related to solid waste. The project will comply with all recycling requirements as well as all	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		regulatory requirements regarding solid waste.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	1	Septic systems serviced the homes previously located on the site. Sewer services will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded wastewater treatment facilities. The project will meet all requirements for the connection to the sewer and will not adversely impact the system's capacity.	
Water Supply (Feasibility and Capacity)	2	Potable water will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded water treatment facilities. The construction would not cause significant environmental effects. Water will be installed according to all requirements and will not adversely impact the water supply.	
Public Safety - Police, Fire and Emergency Medical	1	Police protection in the area is provided by the Riverside County Sheriff's Department located at the Lake Elsinore Sheriff's Station at 333 Limited Avenue, Lake Elsinore. The project will result in a minimum increment of the population. The project will pay a Police Facilities Development Impact fee to address the need for future police facilities. Fire protection is provided by CAL Fire/Riverside County from the Wildomar Fire Station 61 at 32637 Gruwell Street, Wildomar. The project will result in a minimum increment of the population. The project will pay a Fire Facilities Development Impact Fee to address the need for future fire facilities. The project will not adversely impact emergency medical services. The Inland Valley Medical Center provides emergency medical services located .78 miles from the site at 34685 Inland Valley Drive,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Wildomar.			
Parks, Open Space and Recreation (Access and Capacity)	1	The project includes the development of recreational facilities on-site for the use of the tenants. The project would also include new residents in the area who would have access to Windsong Park, located at 35459 Prarie Road .91 miles from the project site. The project will not adversely impact access and capacity to parks, open space, and recreation areas. The project will pay development impact fees for land acquisition and improvement of existing recreation services, including community centers. Therefore, the project will not adversely impact recreational facilities.	
Transportation and Accessibility (Access and Capacity)	1	No adverse effect on transportation and accessibility is expected. The project may generate an incremental increase in vehicular movement. However, the project will be conditioned to expand adjacent roadways as necessary and pay their fair share toward future improvements. Public transportation is available within .2 miles of the project site.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No specific scenic resources such as rock outcroppings or unique features exist on the site. However, the project will change the site's appearance from the adjacent public roadways and remove existing trees located within the project's interior. The project development will include design measures to screen undesirable aspects of the site. The project's inclusion of these design features will be addressed through the City's conditions of approval, plan check and permit procedures, and code enforcement practices. Therefore unique natural features will not be adversely impacted. No water resources exist on the site.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The site currently has considerable vegetation that will be cleared for the project. However, the vegetation is no sensitive or protected. The project will not affect wildlife, endangered species, biological resources, or jurisdictional waters, as noted in the preliminary report prepared by Jericho Systems, Inc. Sources: Preliminary Report - Biological Resources Assessment, Jurisdictional Waters Delineation, MSHCP Compliance, prepared by Jericho Systems, Inc, November 14, 2020	
Other Factors	2	No other factors.	

**Supporting documentation**

[Preliminary Report for Biological Resources Assessment\\_Jurisdictional Waters Delineation\\_MSHCP Compliance\(2\).pdf](#)

**Additional Studies Performed:**

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

by:

Shay Lawrey

11/3/2020 12:00:00 AM

[Field Inspection 11-14-2020.pdf](#)

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

County of Riverside, City of Wildomar, various Tribes, State Historic Preservation Office, and McKENNA LANIER GROUP, INC. DBE, WBE, SB Micro Planning, Environmental, and Entitlement Services.

**List of Permits Obtained:****Public Outreach [24 CFR 58.43]:**

The Notice of Finding of No Significant Impact on the environment (FONSI) and the

Request for Release of Funds was advertised throughout the County of Riverside via The Press Enterprise and The Desert Sun newspapers.

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

The project will provide 264 affordable multi-family residential units and one manager unit. Cumulatively, the project will reduce the City's existing housing need. The project will add 264 affordable housing units to the City's existing housing inventory. The City does not currently have plans for additional apartment units. No adverse effect on transportation and accessibility is expected. The project may generate an incremental increase in vehicular movement. However, the project will be conditioned to expand adjacent roadways as necessary and pay their fair share toward future improvements. Potable water will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded water treatment facilities. The construction would not cause significant environmental effects. Water will be installed according to all requirements and will not adversely impact the water supply. The project will not affect wildlife, endangered species, biological resources, or jurisdictional waters.

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

The project site is owned by the Housing Authority of the County of Riverside which was acquired with bond proceeds derived from low and moderate income housing funds from the former Redevelopment Agency for the County of Riverside. Affordable housing is required to be built at the project site. Failure to construct affordable housing will require the Housing Authority to dispose the property and relocate the project to another site in the County.

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

The project site is designated for multifamily development, and owned by the Housing Authority of the County of Riverside as Housing Successor to the former Redevelopment Agency for the County of Riverside for that purpose. Although no action would result in no immediate development, the City of Wildomar may look for an affordable housing development on this site in order to assist in the achievement of its Housing Element affordable housing need.

**Summary of Findings and Conclusions:**

The project will compliment as well as benefit the surrounding land uses. The construction of the project will create jobs and provide 264 affordable housing units in the City of Wildomar. The project will add 264 units to the City's existing housing inventory. The City does not currently have plans for additional apartment units. No adverse effect on transportation and accessibility is expected. The project may generate an incremental increase in vehicular movement. However, the project will be conditioned to expand adjacent roadways as necessary and pay their fair share toward

future improvements. Potable water will be provided by Eastern Valley Municipal Water District (EVMWD). It is not anticipated that the project will require new or expanded water treatment facilities. The construction would not cause significant environmental effects. Water will be installed according to all requirements and will not adversely impact the water supply. The project will not affect wildlife, endangered species, biological resources, or jurisdictional waters.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
---------------------------------	---------------------------------	-----------------------------------	----------

**Mitigation Plan**

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

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

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

✓ No

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

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The closest military airport would be March Air Reserve Base which is more than 15,000 feet away and the closest civilian airport would be the Skylark Airport which is over 17,000 feet away.

#### Supporting documentation

[Airport-Hazards-Partner-Worksheet.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

**Coastal Barrier Resources**

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

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

**Compliance Determination**

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

**Supporting documentation**

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

Yes

✓ No

## Flood Insurance

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

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

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

✓ Yes

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

[Flood Zone FIRMETTE Map.pdf](#)

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

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

✓ No

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

Yes

### **Screen Summary**

#### **Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD

recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project site is not located in a flood zone. According to the Federal Emergency Management Agency's (FEMA) Federal Insurance Rate Map, the project site is located within Flood Zone X (FEMA Panel 06065C26282G, effective August 28, 2008). This is an area determined to be outside of the 0.2% annual chance of floodplain. Therefore, the map indicates that there is a minimal flood potential and no flood insurance requirement for the project site.

**Supporting documentation**

[Floodplain-Management-Partner-Worksheet.docx](#)

[Flood-Insurance-Partner-Worksheet.docx](#)

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

Yes

✓ No

## Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m <sup>3</sup> (micrograms per cubic meter of air)

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

The South Coast Air Quality Management District is in non-attainment of the ozone and two of the PM<sub>2.5</sub> standards but the Air Quality Management Plan (AQMP) provides the latest control strategies to achieve attainment as expeditiously as practicable. The project will comply with these strategies. The project site is General Plan designated for Very High Density Residential and the additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality.

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

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

**Enter the estimate emission levels:**

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m <sup>3</sup> (micrograms per cubic meter of air)

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

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

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

The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

**Supporting documentation**

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

Yes

No

## Coastal Zone Management Act

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

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

Yes

No

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

### **Screen Summary**

#### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[Coastal Zone Map.pdf](#)

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

Yes

No

## Contamination and Toxic Substances

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

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

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

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No

**Explain:**

There were no Recognized Environmental Conditions or RECs identified subsequent to historical review and limited soil sampling activities as provided in the attached Phase I Environmental Site Assessment and Limited Soil Sampling report dated December 18, 2019.

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

Yes

### Screen Summary

### Compliance Determination

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

**Supporting documentation**

[Phase I and LSS 12-18-2019.pdf](#)

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

Yes

✓ No

## Endangered Species

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

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

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

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

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

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

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

### Screen Summary

#### **Compliance Determination**

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project will have No Effect on endangered species as noted in Preliminary Report for Biological Resources Assessment, Jurisdictional Waters Delineation, MSHCP Compliance (attached) prepared by Jericho Systems, Inc.

**Supporting documentation**

[Preliminary Report for Biological Resources Assessment, Jurisdictional Waters Delineation, MSHCP Compliance.pdf](#)

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

Yes

✓ No

## Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

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

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

No

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

Yes

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

There are no current or planned stationary aboveground storage containers that are covered by 24 CFR 51C within one mile of the Project site. Vavoline located at 32120 Clinton Keith Road (within .25 mile of the project site) does have aboveground tanks for the storage of oil, antifreeze, and transmission fluid (new and used) but containers of this sort are not covered by 24 CFR 51C. The project itself will be in compliance with explosive and flammable hazards requirements.

**Supporting documentation**

[Valvoline.pdf](#)

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

Yes

✓ No

## Farmlands Protection

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

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

Yes

✓ No

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

According to the Farmland Mapping and Monitoring Program - Accessed November 7, 2020 the project site is located on land designated as "Other" under the Farmland Mapping Program. Other land is categorized as: "Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land."

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

### Screen Summary

#### **Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

[CA Farmland Mapping and Monitoring Program.pdf](#)

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

Yes

✓ No

## Floodplain Management

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[Flood Zone FIRMETTE Map.pdf](#)

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

**Does your project occur in a floodplain?**

No

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

Yes

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

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The project site is not located in a flood zone. According to the Federal Emergency Management Agency's (FEMA) Federal Insurance Rate Map, the project site is located within Flood Zone X (FEMA Panel 06065C26282G, effective August 28, 2008). This is an area determined to be outside of the 0.2% annual chance of floodplain. Therefore, the map indicates that there is a minimal flood potential and no flood insurance requirement for the project site.

**Supporting documentation**

[Floodplain-Management-Partner-Worksheet\(1\).docx](#)

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

Yes

✓ No

## Historic Preservation

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

### **Threshold**

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

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)  
 No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

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

### **Step 1 – Initiate Consultation**

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

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
  - ✓ Agua Caliente Band of Cahuilla Indians Response Period Elapsed
  - ✓ Augustine Band of Cahuilla Indians Response Period Elapsed
  - ✓ Cabazon Band of Mission Indians Completed

✓ Cahuilla Band of Mission Indians	Response Period Elapsed
✓ Colorado River Indian Tribes	Response Period Elapsed
✓ Fort McDowell Yavapai Nation	Response Period Elapsed
✓ Los Coyotes Band of Cahuilla and Cupeno Indians	Response Period Elapsed
✓ Morongo Band of Cahuilla Mission Indians	Response Period Elapsed
✓ Pechanga Band of Luiseno Mission Indians	Response Period Elapsed
✓ Quechan Tribe of the Fort Yuma Indian Reservation	Response Period Elapsed
✓ Ramona Band of Cahuilla	Response Period Elapsed
✓ Santa Rosa Band of Cahuilla Indians	Response Period Elapsed
✓ Soboba Band of Luiseno Indians	Response Period Elapsed
✓ Torres Martinez Desert Cahuilla Indians	Response Period Elapsed
✓ Twenty-Nine Palms Band of Mission Indians	Response Period Elapsed

#### Other Consulting Parties

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

Consultation was initiated by the County of Riverside with communication letters requesting review and detailing project information provided to 15 tribes identified and listed on HUD's Tribal Directory Assessment Tool.

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

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

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

Due to the fact that the proposed project involves new construction, the APE shall be defined to include the Project Site as well as the properties contiguous to and within 500 feet of the Project Site.

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

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

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

A cultural resource literature search was conducted by MBA Project Archaeologist Jennifer M. Sanka at the Eastern Information Center (EIC) located at University of California, Riverside (UCR) on December 19, 2007 with negative results. MBA contacted the Native American Heritage Commission (NAHC) on December 7, 2007 requesting a Sacred Lands File search for additional cultural properties. NAHC responded on December 12, 2007 and indicated no sacred lands or traditional cultural properties are known for the project area.

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

✓ Yes

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

Additional Notes:

No

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

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

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

✓ No Historic Properties Affected

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

**Document reason for finding:**

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

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

On January 8, 2009 (File HUD081212E), the California State Historic Preservation Officer concurred with determination that no historic properties will be affected by the undertaking. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

**Supporting documentation**

[Wildomar Phase I Cultural Resources Assessment.pdf](#)  
[SHPO concurrence letter 01-08-2009.pdf](#)

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

Yes

✓ No

## Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

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

**Indicate the findings of the Preliminary Screening below:**

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 60

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 60

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

### **Screen Summary**

#### **Compliance Determination**

The City of Wildomar's General Plan is the County's General Plan since the City recently incorporated. The Noise Study prepared for the County's General Plan is attached (Noise Element Data, Appendix I-1). The I-15 Freeway is approximately 840-feet from the closest project property line and Clinton Keith Road is approximately 1,170-feet from the closest project property line. The projected noise along freeway and major highways is expected to drop to 60 dBA at a distance of 310-feet and therefore is acceptable. March Air Reserve Base is the closest military airport and is located 19-miles from the Project site with the influence area seven miles from the Project site. As well, the

Skylark Airport is 17,127-feet from the project site and French Valley Airport is 36-774-feet from the project site. The project site is outside the airport influence area for all airports and therefore, the noise levels from the airports will be below 60 dBA.. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Airports.pdf](#)

[Noise Element Data Appendix I-1\\_120815.pdf](#)

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

Yes

✓ No

## Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

### Screen Summary

#### Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

#### Supporting documentation

[Sole-Source-Aquifers-Map.pdf](#)

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

Yes

✓ No

## Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

### **Screen Summary Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Preliminary Report for Biological Resources Assessment Jurisdictional Waters Delineation\\_MSHCP Compliance\(1\).pdf](#)

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

Yes

✓ No

## Wild and Scenic Rivers Act

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

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

✓ No

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

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

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[National Wild and Scenic Rivers.pdf](#)

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

Yes

✓ No

## Environmental Justice

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

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

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

Yes

✓ No

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

### Screen Summary

#### **Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

#### **Supporting documentation**

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

Yes

✓ No