

**Notice of Finding of No Significant Impact and
Notice of Intent to Request a Release of Funds**

March 13, 2025

California Housing Finance Agency

500 Capitol Mall, Suite 1400

Sacramento, CA 95814

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the California Housing Finance Agency.

REQUEST FOR RELEASE OF FUNDS

On or about March 31, 2025, the California Housing Finance Agency will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of \$30,000,000 in funds from the Housing Finance Agency Risk-sharing: Section 542(c) program, as authorized by the Housing and Community Development Act of 1992 (12 U.S.C. 1707) and Section 235 of HUD's FY 2001 Appropriation Act, Public Law 106-377, as amended, a program of the U.S. Department of Housing and Urban Development (HUD), to undertake a project known as **Maison's Village Phase II** for the purpose of providing affordable housing.

Maison's Village Phase II project proposes new construction of a family, mixed-income project, consisting of 191 affordable units, that include three-bedroom housing units, two-bedroom accessory dwelling units, and one-bedroom junior accessory dwelling units that would be targeted for rent for those qualifying at 30 to 70 percent of the Area Median Income (AMI) for Los Angeles County. The proposed project is located on the south side of East Palmdale Boulevard and east side of 50th Street within a residential area of Palmdale, Los Angeles County. The adjoining properties consist of residential development and vacant land. Additional financing proposed for this project include Low-Income Housing Tax Credits.

FINDING OF NO SIGNIFICANT IMPACT

The California Housing Finance Agency 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 Review Record (ERR). The ERR will be made available to the public for review electronically. Please submit your request by email to Elizabeth Brown, Loan Administrator, California Housing Finance Agency, via email to eabrown@calhfa.ca.gov. The ERR can be processed online at the following website:

<https://www.calhfa.ca.gov/about/press/public-notice/index.htm>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Elizabeth Brown, Loan Administrator, California Housing Finance Agency via email at eabrown@calhfa.ca.gov. All comments received by March 28, 2025, will be considered by the California Housing Finance Agency prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The California Housing Finance Agency certifies to HUD that Rebecca Franklin, Chief Deputy Director in her capacity as NEPA Certifying Officer 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 California Housing Finance Agency to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the California Housing Finance Agency'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 *California Housing Finance Agency*; (b) the *California Housing Finance Agency* 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 or other participants in the development process have committed funds, incurred costs or undertaken activities 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be emailed to the HUD grant administration office at: MFW-Public-Notices@HUD.gov or addressed to HUD Region IX at one Sansome Street, Suite 1200 in San Francisco, California 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

Rebecca Franklin, Chief Deputy Director and NEPA Certifying Officer

Note: The fifteen or eighteen-day public comment periods are the minimum time periods required by regulation prior to submission of a Request for Release of Funds and Certification (form HUD-7015.15) to HUD/State. The Responsible Entity may choose to allow a longer comment period. 24 CFR Part 58 requires, at Section 58.46, "Time delays for exceptional circumstances," a 30-day comment period for controversial or unique projects or those similar to projects normally requiring preparation of an Environmental Impact Statement. The fifteen-day objection period is a statutory requirement. The objection period follows the submission date specified in the Notice or the actual date of receipt by HUD/State, whichever is later.

Following completion of the comment period recipients may FAX the form HUD-7015.15 to HUD/State together with a copy of the public notice and a cover letter stating whether comments were received and, if so, how the recipient responded to the comment. The Request for Release of Funds and Certification should not be submitted before the recipient has responded. If the request is sent by FAX, the original signed form should be mailed to HUD/State. The date of receipt by FAX will be counted as the submission date. However, HUD will not issue the 7015.16 "Authority to Use Grant Funds" until after the original signed form is received.

PARTNER



ENVIRONMENTAL REVIEW RECORD REPORT

Maison's Village Phase 2

Palmdale Boulevard and East of Hudsonia Street
Palmdale, California 93552

Report Date: March 11, 2025

Partner Project No. 24-437187.2

HUD Program **YHC 542(c) HUD Risk Sharing- FFB-
New Construction**



Prepared for:

**Ravello MODs Palmdale Boulevard
150, LLC**

Manhattan Beach, CA 90266

ENVIRONMENTAL REVIEW RECORD



**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: Maison's Village Phase 2

Responsible Entity: California Housing Finance Agency

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Not Provided

Preparer: Allyson Shaw, Partner Engineering and Science, Inc.

Certifying Officer Name and Title: Rebecca Franklin, Chief Deputy Director

Consultant (if applicable): Partner Engineering and Science, Inc.

Direct Comments to: Elizabeth Brown, California Housing Finance Agency

Project Location: Palmdale Boulevard and East of Hudsonia Street (Coordinates: 34°34'41.0"N 118°02'13.9"W)

Additional Location Information:

The subject property is located on the south side of East Palmdale Boulevard and east side of 50th Street within a residential area of Los Angeles. The adjoining properties consist of residential development and vacant land.

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

The subject property is currently undeveloped land consisting of vegetation and dirt pathways. No onsite operations were observed. The subject property is improved with perimeter fencing along the northern and eastern boundaries.

According to available historical sources, the subject property has been undeveloped from as early as 1928 to the present. No tenants were identified for the subject property.

The subject property is proposed for an affordable, multi-family residential development consisting of 191 units under the YHC 542(c) HUD Risk Sharing- FFB- New Construction program. The development will specifically consist of single-family homes that include three-bedroom housing units, two-bedroom accessory dwelling units, and one-bedroom junior accessory dwelling units that would be targeted for rent for those qualifying at 30 to 80 percent of the Area Median Income (AMI).

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

The property is seeking financing through the YHC 542(c) HUD Risk Sharing- FFB- New Construction for the construction of 191 residential units. According to the Los Angeles County General Plan 2035 dated July 14, 2022, there is a need for denser and more compact housing types to accommodate the changing housing needs of various populations in Los Angeles, including low-income households which need more affordable housing units. There is a need in these areas to accommodate job growth and support increased demand for goods and services. The proposed project fits this need by creating housing in a needed area by providing affordable housing units to those making between 30 and 70 percent of the AMI.

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

The subject property is currently undeveloped vacant land in Palmdale, Los Angeles County, California. The geographical and physical region provide a positive environment for residents and businesses. The surrounding area of the subject property is mixed with vacant land and single-family residential neighborhoods. The project is located about 1,000 feet from a major arterial roadway (47th Street E), which offers many amenities including restaurants, retail, and entertainment options.

Funding Information

Grant Number	HUD Program	Funding Amount
122-98053	YHC 542(c) HUD Risk Sharing- FFB- New Construction	\$30,000,000

Estimated Total HUD Funded Amount: \$30,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$71,000,000

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"/>	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.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	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.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	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).

		<p>The community identification numbers are as follows: Palmdale city CID is 060144F; Los Angeles county CID is 065043F.</p> <p>The project is in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project's county or air quality management district is in attainment status for all criteria pollutants.</p> <p>The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan.</p> <p>The project is in compliance with the Coastal Zone Management Act.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. 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.</p> <p>Partner completed a Phase I Environmental Site Assessment in February 2024. Based on the results of the Phase I ESA, no recognized environmental concerns (RECs), conditional RECs (CRECs), historical RECs (HRECs) or business risks were identified during the assessment activities.</p> <p>Furthermore, a Vapor Encroachment worksheet and Vapor Encroachment Screen (VES) was completed by Partner and provided by EDR. The VES was performed using Tier 1 non-invasive screening pursuant to ASTM E 2600 (latest edition) "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Section 8". Based on the findings of the Phase I ESA, Tier I screen and VES, vapor intrusion can be ruled out because a VEC does not or is not likely to exist. As such, no further or additional assessment is recommended.</p>

		The project is in compliance with contamination and toxic substances requirements.
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project has been determined to have No Effect on listed species.</p> <p>Rincon Consultants, Inc. (Rincon) prepared a Biological Resources Assessment in order to report on the existing biological conditions on the subject property for the proposed new construction project. The species investigated in this report included those covered by the Endangered Species Act (ESA), California Endangered Species Act (CESA), and other regulations pursuant to the requirements of the State of California and the City of Palmdale.</p> <p>Several Special Status Species were noted within the project boundaries or were noted to have potential habitat within the project area. Rincon provided specific recommendations pertaining to each species in the form of pre-construction surveys and municipal permitting requirements.</p> <p>For the sake of this Environmental Review Record (ERR), no species protected by the Endangered Species Act were noted on-site.</p> <p>This project is in compliance with the Endangered Species Act without mitigation.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site.</p> <p>The project is in compliance with explosive and flammable hazard requirements.</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies.</p> <p>According to the USDA mapped soil information, the onsite soils are rated as prime farmland if irrigated. However, according to the Geography Division, U.S. Census Bureau map, the subject property is located within an urban area.</p> <p>The project is in compliance with the Farmland Protection Policy Act.</p>
<p>Floodplain Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located in a 500-year floodplain. According to Community Panel Number 06037C0700F, dated September 26, 2008, the</p>

<p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>		<p>subject property appears to be located in Zone X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No preliminary FEMA FIRM (p-FIRM) is available for the subject property at this time. Additionally, regulatory floodways are not considered a hazard for the subject property, including ingress and egress, at this time.</p> <p>Based on the project description this project is not a critical action, so an 8-Step process is not required. The project is in compliance with Executive Order 11988.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Partner Engineering and Science, Inc. (Partner) prepared a Desktop Cultural Resources Summary Report for the proposed project on August 30, 2024. According to the completed report, a review of records maintained by the California Historical Resources Information System (CHRIS). The report concluded that No National Register of Historic Places (NRHP)-eligible Historic Properties have been recorded within the subject property or within one mile of the subject property. Partner therefore concluded that No Historic properties are present or will be affected by the undertaking.</p> <p>Based on the proposed project including substantial ground disturbance for new construction, consultation with the federally recognized tribal entities identified on the HUD Tribal Directory Assessment Tool (TDAT) was initiated on October 1, 2024. No response was received in the 30-day response timeframe.</p> <p>The CalHFA directed Partner to initiate consultation with the State Historic Preservation Office (SHPO) on December 4, 2024. The SHPO provided response on December 27, 2024, requesting additional time for review, and a request for more information was provided on January 27, 2025. The information requested included detail on the vertical Area of Potential Effects (APE) and information on consultation with tribal entities as identified on the California Native American Heritage Commission (NAHC)</p>

		<p>Sacred Lands File Search (SLF). Response to the SHPO's request was provided on February 7, 2025. Response to the SHPO's request specifically indicated the vertical APE to be up to four feet below the ground surface, and provided results of a NAHC SLF search previously conducted, and receipts of consultation with tribal entities identified on the NAHC SLF search.</p> <p>No reply was received from the SHPO within the 30-day response period from the additional information provided on February 7, 2025.</p> <p>As such, this project is in compliance with Historic Preservation requirements.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Partner notes that the California Department of Transportation (DOT) website (https://gis.data.ca.gov/datasets/d8833219913c44358f2a9a71bda57f76/explore) and the Los Angeles County DOT website (https://geohub.lacity.org/datasets/a27ad0d462f74efb92bfa230e5f64239/explore) do not provide Average Annual Daily Traffic (AADTs) for the roadways in the vicinity of the subject property to accurately calculate the noise levels at the subject property. No railroads were in the vicinity of the subject property, and the following airports were found within 15-miles radius: Palmdale Regional Airport (4.32-miles) northwest from the subject property from the subject property. The subject property is not located within the vicinity of the noise contours for the identified airport. As such, the noise level at the subject property expected to be less than 65 decibels.</p> <p>Additionally, Rincon prepared a Noise and Vibration Study dated in September 2023 for the proposed project.</p> <p>The potential noise generators described in the Rincon study included East Palmdale Boulevard to the north of the subject property including the existing residential roadways in the general vicinity east, south, and west of the subject property.</p> <p>Rincon additionally described that the construction of the proposed project, including sound walls on the subject property, would reduce any noise levels on the subject property by at least 5 decibels (dB).</p>

		This project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on or adjacent to the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not within proximity of a NWSRS river. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated river's free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse environmental impacts were identified in the project's total environmental review. These land uses are not expected to have a detrimental environmental impact to the subject property. The proposed project consists of construction of multifamily housing on a vacant parcel of land. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. The subject property is not located within an Opportunity Zone.

		The project is in compliance with Executive Order 12898.
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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 subject property is currently vacant land that is proposed for residential development. The subject property is proposed for development of a multi-family residential project. According to the Palmdale Zoning Map, the subject property is currently zoned for residential development. The proposed development for the subject property appears to conform with the Palmdale zoning and urban scale design standards.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The 2021 United States Geological Survey (USGS) Palmdale, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 2600 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the north. Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Cajon loamy fine sand. The Cajon series consists of very deep, somewhat excessively drained soils on alluvial fans and river terraces. These soils formed in alluvial derived dominantly from granitic material. Cajon soils are

		<p>mixed, thermic Typic Torripsamments. The profile is mildly alkaline or moderately alkaline throughout. Slopes range from 0 to 2 percent.</p> <p>Construction of the Proposed Project would involve grading and earth moving activities, as well as construction of project components. Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events. This exposure could generate accelerated runoff, localized erosion, and sedimentation. Construction activities could exacerbate soil erosion and result in the loss of topsoil. However, the Proposed Project may be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit, which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction best management practices. This includes limiting ground disturbance areas, restoring disturbed areas to pre-construction contours, erosion control measures, and revegetation.</p> <p>A site civil engineer/architect will provide slope/erosion/drainage and/or storm water runoff recommendations, if warranted.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>Radon is considered a Natural Hazard and Nuisance. Review of the EPA Radon Zone Map, the subject property is located within radon zone three. Based on the proposed development activities, radon mitigation may be warranted as part of the new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional.</p> <p>Site Generated Noise: Development of the subject property will result in short-term noise during the daylight hours. The proposed use of the subject property (residential) upon completion of construction, will not result in elevated levels of noise when compared to the directly adjoining residential uses.</p> <p>Nuisances: Nuisances that were considered as part of this assessment include gas, smoke, fumes, odors, vibration, glare from lighting from industrial/commercial uses, vacant or boarded up buildings, unsightly land uses, abandoned vehicles, and vermin infestations. No nuisances were identified.</p>
Energy Consumption	2	Energy efficiency measures and applicable buildings codes will be implemented at the subject property.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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SOCIOECONOMIC		
Employment and Income Patterns	1	<p>Currently, most of the employment in Palmdale, California consists of office and administrative support occupants (11.6%), sales and related occupations (10.5%), construction and extraction occupations (7.65%), and production occupations (6.44%).</p> <p>Additionally, according to the Census Bureau, the total persons in poverty in Palmdale is 14.1%, which is more than that for the State of California at 12.2%. The median household income in the City of Palmdale is \$78,414, while the median household income in the State of California is \$91,905.</p> <p>The proposed project will include a temporary increase during on-site development activities in occupations related to grading, construction, and carpentry. The proposed project will additionally include permanent jobs consisting of leasing office staff, custodial staff, and maintenance staff. As such, the proposed project will include have a minor beneficial impact to employment and income patterns in the community.</p>
Demographic Character Changes, Displacement	2	<p>The population in Palmdale, California is estimated by the Census Bureau to be approximately 163,463 in 2022. Current surrounding land uses are vacant land to the east, vacant land to the north beyond Palmdale Boulevard, and residential development to the west and south. Since the project involves residential facility construction, a slight change in demographic character changes is expected.</p> <p>The subject property is currently vacant land with no residents. No long term direct or indirect displacement is associated with the proposed project. No people will be permanently displaced. The proposed project will not have an adverse effect on the community or neighborhoods.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Several elementary, middle, and private schools are located within the vicinity of the subject property. Golden Poppy Elementary, Shadow Hills Engineering and Design Magnet Academy, Chaparral Prep Academy, Antelope Valley High School, Buena Vista Elementary, Mesquite Elementary, and Oak Tree Community Day School are all located within two miles of the subject property.</p> <p>According to the Palmdale School District, open enrollment is available for grade schools and pre-schools, and lotteries are available for specialty academies and immersion programs at https://www.palmdalesd.org/apps/pages/enroll. Based on the matrix of units proposed for the subject property, and the total number of schools within the Palmdale school District (17,935</p>

		<p>per information from National Center for Education Statistics), the maximum additional school-aged children at the proposed project would comprise a negligible increase to student enrollment, and not be anticipated to exceed the capacity of existing or planned school facilities in the surrounding area.</p> <p>Cultural facilities in the vicinity of the subject property include the Museum of Art and History, the Antelope Valley Indian Museum State Historic Park, and the Joe Davies Heritage Airpark. Based on the proposed residential unit count (191), the proposed project will not result in an in an incremental increase in the demand for cultural facilities or require additional/alternative facilities to ensure safety and suitable access to/from educational or cultural facilities. The proposed project is filling a need for additional housing units in the community and will not substantially increase the community's population that would result in crowding of educational or cultural facilities.</p>
Commercial Facilities	1	<p>The subject property is located within a proposed mixed-use development area of Los Angeles County. The proposed project will have a beneficial impact on neighborhood businesses, the central business district and the regional area. Furthermore, the placing of eligible residents in more affordable housing allows for more disposable income for spending on hard and soft goods. The project will not adversely impact or displace existing retail and commercial services in the surrounding area.</p>
Health Care and Social Services	2	<p>Healthcare services are proximate and accessible to the subject property. Social services, if warranted, will be provided by governmental social service agencies or public or private groups. The proposed project will result in an incremental increase in demand for healthcare and social services that could be accommodated by existing services in the project area.</p>
Solid Waste Disposal / Recycling	2	<p>No solid waste is currently generated at the subject property. The project development will generate construction debris that will be managed by the development team and disposed offsite in accordance with applicable standards. Upon completion of construction activities, general household solid waste will be generated from the proposed project. Solid waste disposal will be provided by an independent solid waste disposal contractor.</p> <p>The Antelope Valley Recycling and Disposal Facility in Palmdale, California receives refuse from the City of Palmdale. In addition, the City of Palmdale contracts with Waste Management for the collection of refuse and recycling for residents and business (https://www.cityofpalmdaleca.gov/1202/Trash-Recycling-and-Organics). Palmdale requires that residents and business are required to have solid waste services per Municipal code 5.52.240 and 5.52.320.</p> <p>The trash generated at the subject property will likely consist of general refuse including paper, cardboard, cooking waste, and general consumer-use plastic material. As such, the residential</p>

		use of the subject property is not expected to substantially increase the amount of refuse/trash generated at the subject property and is not expected to materially increase the amount of received by the
Waste Water / Sanitary Sewers	2	<p>No domestic wastewater is currently generated onsite. No industrial processes are currently performed at the subject property. The subject property is located in the City of Palmdale district of the Los Angeles County Sanitation Districts. The Palmdale Water Reclamation Plant has a total capacity of 12 million gallons of wastewater per day.</p> <p>Based on the total number of new units proposed for the subject property (191), the new residential units will result in very minimal impact on the designed capacity of the municipal sanitary sewer system.</p>
Water Supply	2	<p>According to available information, a public water system operated by the Palmdale Water District serves the subject property vicinity. The sources of public water for the City area of Palmdale are surface water from Colorado River and northern California According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper.</p> <p>The Palmdale Water District has a total water storage capacity of 50 million gallons, and the distribution system has more than 403 miles of pipeline. Based on the number of new units proposed for this project (191), impacts to water supply are considered to be negligible to the area's overall water supply. As such, no adverse impacts to water supply are anticipated with the proposed project.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Emergency services, Fire and Police services are located within a reasonable proximity to the subject property. While the addition of residential units will incrementally increase demand on police and fire services, the proposed project is expected to have a nominal increase on the existing public safety resources to the area. Access routes for accessibility for emergency vehicles and compliance with local regulations will be addressed by the civil design team, per city/county building compliance. The project meets the site access requirements for emergency vehicles, including fire truck and ambulance.</p>
Parks, Open Space and Recreation	2	<p>There are numerous parks and recreation activities located in the vicinity of the subject property. Recreation and open spaces in the vicinity of the subject property that are available for the public include the Jackson Robinson Park, the Joshua Hills Park, the William J. McAdam Park, and the Jackrabbit Flat Wildlife Sanctuary.</p> <p>The proposed development will not have an adverse effect on passive and active recreational activities including parks,</p>

		recreational areas, and open spaces within the vicinity of the subject property.
Transportation and Accessibility	2	Based on the site reconnaissance, the approaches to the subject property are convenient, safe, and attractive. In addition, the subject property is located near commercial services. The subject property is accessible to employment, shopping, and various services by private vehicle.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed development is not located in a state or locally designated sensitive watershed area or the watershed of a particularly sensitive natural area and does not limit the access to or quality of water for downstream communities
Vegetation, Wildlife	2	Based on the USFW IPaC Report and site reconnaissance information, threatened and endangered species are not considered a hazard / concern for the subject property. The proposed development will not introduce nuisance or non-indigenous species of vegetation. Furthermore, per the Civil Design Plan requirements, the proposed development will not damage or destroy plant species that are legally protected by state or local ordinances.
Other Factors	2	No other factors were identified within this assessment.

Additional Studies Performed:

Phase I Environmental Site Assessment prepared by Partner Engineering and Science, Inc., dated February 14, 2024
 Noise and Vibration Study, prepared by Rincon Consultants, Inc., September 2023
 Biological Resources Assessment, prepared by Rincon Consultants, Inc., September 2023
 Cultural Resources Study for the TTM 83359 Project by BFS Environmental Services, a Perennial Company, November 11, 2022
 Desktop Cultural Resources Summary Report, Maison’s Village Phase 2, Partner Engineering and Science, Inc., August 30, 2024

Field Inspection (Date and completed by):

February 8, 2024 by Christine D. Tran of Partner Engineering and Science, Inc.

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

California Environmental Protection Agency (Cal/EPA), Los Angeles County Fire Department- Health and Hazardous Materials Department (LACFD-HHMD), Los Angeles County Department of Public Works (LACDPW), Palmdale Building and Safety Division, Palmdale Planning Department, California Geologic Energy Management Division (CalGEM)

Southern District, Los Angeles County Assessor (LACA), South Coast Air Quality Management District (SCAQMD), Regional Water Quality Control Board (RWQCB), and the California Department of Toxic Substances Control (DTSC)

List of Permits Obtained:

Permits, reviews and approvals required for construction activities will be issued by local, city/county and state regulatory agencies with implementation by project contractor and oversight by engineer/architect.

Public Outreach [24 CFR 50.23 & 58.43]:

In the course of conducting this environmental compliance review, no issues warranting NEPA-related hearings or public meetings were revealed. Upon acceptance by the HUD Certifying Official, the FONSI will be posted on a publicly available website for one year at:

<https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed new construction project will not adversely impact the surrounding area. This activity is compatible with the existing uses in the area. There will not be any adverse impact on existing resources or services in the area.

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. This project was chosen from several properties based on feasibility, location, and affordability. Physical and social constraints were also considered in identifying and rejecting alternatives. 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 leave the project site underutilized and not provide additional affordable housing, which is needed within the project area. The targeted residential demographic would also be underserved as the subject property vicinity currently shows a need for affordable housing options. The no action alternative may result in seeking alternate locations and greater costs in terms of costs associated with site development.

Summary of Findings and Conclusions:

The project site was thoroughly evaluated for any environmental conditions that might pose a threat, and under certain conditions, it is determined to be appropriate for the proposed project. The environmental review has determined that the development will have a beneficial impact overall on the community.

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

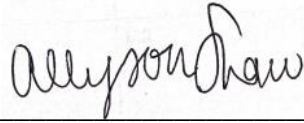
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development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

Law, Authority, or Factor	Mitigation Measure
Hazards and Nuisances including Site Safety and Site-Generated Noise	Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional.

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: _____ Date: 3/11/2025

Name/Title/Organization: Allyson Shaw, Project Manager, Partner Engineering and Science, Inc.

Certifying Officer Signature: _____ Date: 3/12/2025

Name/Title: Rebecca Franklin, Chief Deputy Director

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: 24CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

SECTION 1: PROJECT INFORMATION



1. View of the northwestern portion of the subject property facing south



2. View of the northeastern portion of the subject property facing west



3. View of the northern border of the subject property



4. View of the subject property facing south



5. View of the eastern subject property border



6. View of the subject property facing southwest



7. View of the north-center portion of the subject property facing north



8. Native vegetation on the subject property



9. View of typical debris on the subject property



10. View of typical debris on the subject property



11. View of the southwestern portion of the subject property



12. View of typical dirt pathways on the subject property



13. View of the southern portion of the subject property facing north



14. View of dirt mounds on the southern portion of the subject property



15. View of typical construction debris on the southeastern portion of the subject property



16. Additional view of dirt mounds on the southern portion of the subject property



17. View of construction equipment on the east adjoining property



18. View of the east adjoining property



19. View of the north adjoining property from across East Palmdale Boulevard



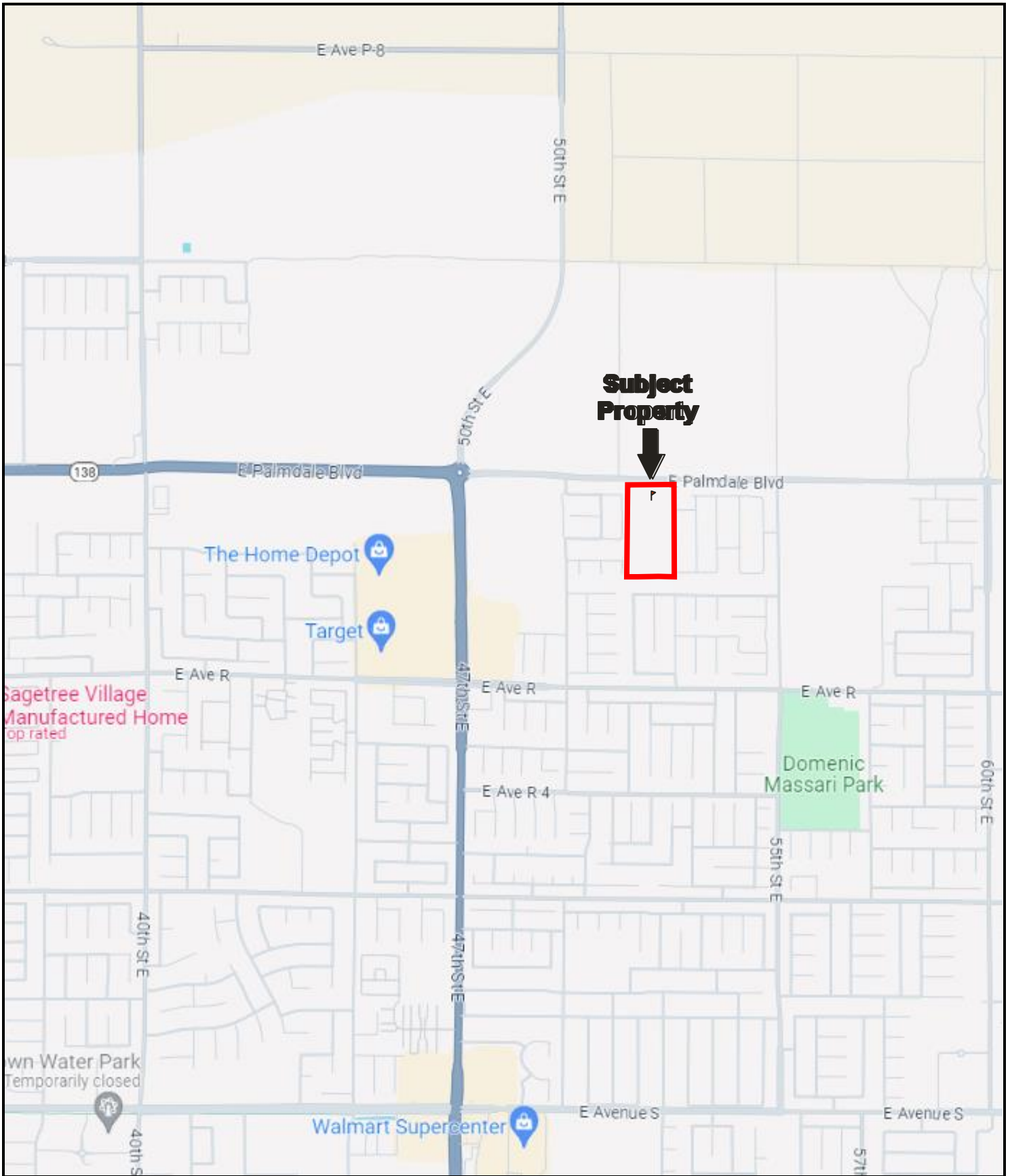
20. View of a retention pond on the east adjoining property



21. View of the west adjoining properties



22. View of the south adjoining properties from the subject property



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 24-437187.1



51ST STREET E

Vacant Land

EAST PALMDALE BOULEVARD

Single-family Residential
(Bell Avenue,
Hudson Street,
Rainer Avenue,
Silver Avenue,
Monaco Lane)

Single-family Residences Under Construction

Dirt Mounds

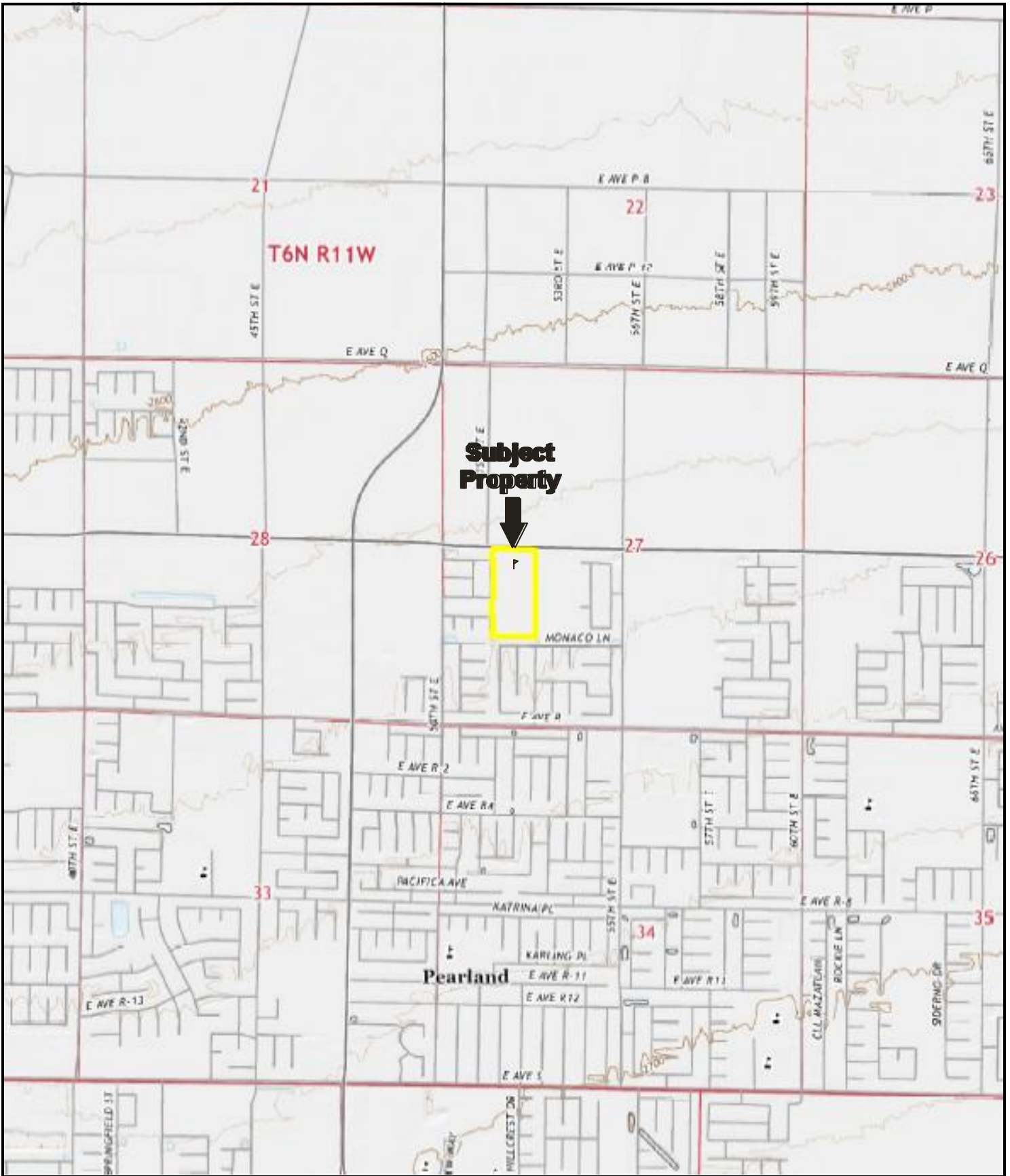
Single-family Residential (Monaco Lane)



GROUNDWATER FLOW
→

KEY:
Subject Property

FIGURE 2: SITE PLAN
Project No. 24-437187.1



USGS 7.5-Minute *Palmdale, California* Quadrangle
 Created: 2021

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 24-437187.1