

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

**Project Information**

**Project Name:** Nat.-Comm.-Renaissance--Prisma-Artist's-Lofts,-Pomona-Proj.

**HEROS Number:** 900000010291619

**Responsible Entity (RE):** POMONA, DIRECTOR OF FINANCE POMONA CA, 91769

**RE Preparer:** Isabel Abundis, Coordinator

**State / Local Identifier:** PHA / Prisma

**Certifying Officer:** James Makshanoff, City Manager

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

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 501 E Mission Blvd, Pomona, CA 91766

**Additional Location Information:**

The project site consists of an undeveloped lot located at 501 East Mission Boulevard, within the city of Pomona (APNs: 8335-014-907; 910; 915; 916; 919; 920; 921). The project site is surrounded by a student housing center (Helix at University Village) to the north, commercial and single-family homes to the south and west, and an

undeveloped lot to the east (Google Earth Pro, 2022). Refer to Figure 1 at the end of this document, which depicts the project site location and surrounding developments. The project site is located within the city's Pomona Corridors Specific Plan area (City of Pomona, 2021). The Pomona Corridors Specific Plan has several goals, including promoting a range of new housing choices, with a particular emphasis on satisfying the unmet demand for dense, high-quality housing formats that will attract and accommodate compact households (City of Pomona, 2020, p. 5). Additionally, the Pomona Corridors Specific Plan has goals to evolve the downtown district, where the project site is located, to be the antithesis of a linear strip with varied compact land uses and destinations near public transportation to create an increasingly identifiable downtown district. Retail, entertainment, civic, and residential uses, and ultimately places of work and lodging as well will be found in the future downtown area (City of Pomona, 2020, p. 6). More specifically, the project site is located within the MidTown Segment of the Specific Plan (City of Pomona, 2020, p. 29), which allows a multi-family development such as the proposed action to be developed (City of Pomona, 2020, p. 50).

**Direct Comments to:** Beverly Johnson, Housing Services Manager  
505 South Garey Avenue, Pomona, CA 91766  
(909) 620-2433  
beverly.johnson@pomonaca.gov

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

The proposed action includes development of a four-story, 75-unit affordable residential apartment building for low-income families, who make 60% of the city's AMI and below. The building consists of 27 one-bedroom units, 27 two-bedroom units, and 21 three-bedroom units that range from 608 to 1,498 square feet. Additionally, the proposed action would develop a lobby, leasing office, art room, community room, courtyard, public green area, a surface parking lot, landscaping, and photovoltaic (PV) panels on top of the building's roof. The courtyard would consist of dining tables and chairs, an alumawood shade structure, bike racks, BBQ counter with charcoal grills, trash cans, benches, a shaded umbrella structure, and a two- to five-year-old play equipment. The public green area would include fence art panels, and potentially public art, art bike racks, art benches, and an art picnic table. The entire project site would be landscaped throughout and also will be fenced off, except for the driveway and entrance to the lobby. The Project Applicant intends to fully construct the proposed action using nine percent federal/state tax credits, eight project-based vouchers (PBV) and \$800,000 in Community Project Funding (CPF) from HUD to supply future occupants with income to pay their rent, and additional sources of soft financing - none of which would trigger prevailing wages. Additional soft sources could include Community Development Block Grant (CDBG) funds, HOME funds, and other local sources of funding. Construction Phasing and Schedule Construction is anticipated to begin in December 2023 and expected to last 24 months. Below are the following phases of construction of the proposed action: \* Site preparation (1 Week) \* Grading (loader/backhoe, excavator, trencher, scraper) (1 Month) \* Building construction (crane forklift, tractor/loader/backhoe, generator set) (Vertical Phase = 16

months) \* Paving (pavers, paving equipment, roller) (1 week) \* Architectural coating (air compressor) (2 Months) The maximum number of workers on the project site at any given time during construction is about 70. All construction workers would either park on the vacant lot east of the project site, along the city streets, or potentially utilize parking rented from the nearby college.

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

The purpose of the Prisma Artist's Lofts Project (proposed action) is to develop an affordable 75-unit multi-family apartment home community on a vacant lot located at 501 East Mission Boulevard, within the city of Pomona (city). All proposed units would be restricted to people who make 60% of the city's average median income (AMI) and below, and would connect housing for artists and low-income families. The proposed action would assist the city of Pomona in meeting its housing needs and implement the Pomona Corridors Specific Plan's goal of creating dense, high-quality housing formats in the city's downtown district through infill development and revitalize the city's downtown district.

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

The project site consists of an undeveloped lot located at 501 East Mission Boulevard, within the city of Pomona (APNs: 8335-014-907; 910; 915; 916; 919; 920; 921). The project site is surrounded by a student housing center (Helix at University Village) to the north, commercial and single-family homes to the south and west, and an undeveloped lot to the east (Google Earth Pro, 2022). Refer to Figure 1 at the end of this document, which depicts the project site location and surrounding developments. The project site is located within the city's Pomona Corridors Specific Plan area (City of Pomona, 2021). The Pomona Corridors Specific Plan has several goals, including promoting a range of new housing choices, with a particular emphasis on satisfying the unmet demand for dense, high-quality housing formats that will attract and accommodate compact households (City of Pomona, 2020, p. 5). Additionally, the Pomona Corridors Specific Plan has goals to evolve the downtown district, where the project site is located, to be the antithesis of a linear strip with varied compact land uses and destinations near public transportation to create an increasingly identifiable downtown district. Retail, entertainment, civic, and residential uses, and ultimately places of work and lodging as well will be found in the future downtown area (City of Pomona, 2020, p. 6). More specifically, the project site is located within the MidTown Segment of the Specific Plan (City of Pomona, 2020, p. 29), which allows a multi-family development such as the proposed action to be developed (City of Pomona, 2020, p. 50).

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

**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:**

[signature page SIGNED.pdf](#)

**7015.15 certified by Certifying Officer**

**on:**

**7015.16 certified by Authorizing Officer**

**on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
CA123VO0222	Public Housing	Housing Choice Voucher Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$3,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$47,600,000.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<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 closest airport to the project site, the Brackett Field Airport is located approximately 2.9

		miles northeast of the project site (Google Earth Pro, 2022) (map provided in Appendix B [1]). Therefore, the project is in compliance with this section. Appendix B [1]).
<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	The project site is within the state of California which does not contain any Coastal Barrier Resources pursuant to the Coastal Barrier Resources Act (U.S. FWS, 2022a) (map provided in Appendix B [2]). Therefore, the project is in compliance with this section. Appendix B [2])
<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]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in Zone X (shaded) (Firm Map: 06037C1750F) of the Federal Emergency Management Agency (FEMA) Flood Maps (FEMA, 2008) (map provided in Appendix B [3]). This zone designates areas with 0.2% annual chance flood hazards. Therefore, there would be no impact. Appendix B [3])
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	An Air Quality Memorandum (memo) was prepared by UltraSystems Environmental, Inc. on August 17, 2022 (refer to Appendix B [4]) to determine if the project would comply with 40 CFR s. 93.153(b)(1), which defines de minimis levels, that is, the minimum threshold for which a conformity determination must be performed, for various criteria pollutants in various areas (40 CFR 93.153(b)(1) and 40 CFR 93.153(b)(2)). Results of the memo found that annual construction and the operational emissions from the proposed project would be far below the EPA's de minimis emission levels for each criteria pollutant (UltraSystems, 2022a). Therefore, a conformity determination is not required and impacts would be less than significant. Appendix B [4])

<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within or adjacent to any coastal zones as determined by the California Coastal Commission (California Coastal Commission, 2019) (map provided in Appendix B [5]). Therefore, the project is in compliance with this section. Appendix B [5])</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed action would be developed on a disturbed vacant lot surrounded by urban development in all directions. The project site contains no critical habitat and is not adjacent to any critical habitats and will not involve any activities that would affect listed species (U.S. FWS, 2022b) (map provided in Appendix B [7]). Therefore, the project will have no effect and is in compliance with this section. Appendix B [7])</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>An Explosive and Flammable Facilities Memo was prepared by UltraSystems Environmental, Inc. on July 5, 2022, that analyzed the possible impacts of nearby aboveground storage tanks (ASTs) in relation to the project site (Appendix B [8]) (UltraSystems, 2022b). The project site is within a mile of six ASTs (CalEPA, 2022). All the sites contain ASTs that are covered by 24 CFR 51C by the types of chemicals stored and the capacity of the tanks. However, after determining the worst-case explosion scenario for all the sites, the project site would be well beyond the Acceptable Separation Distances (ASDs) (refer to Appendix B [8]). Therefore, the project will have no effect with regard to explosive and flammable hazards and is in compliance with this section. Appendix B [8]).</p>

<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is classified as Urban and Built-up land, and is not located within or adjacent to farmland areas listed under the Department of Conservation (DOC, 2016) (map provided in Appendix B [9]). Therefore, the project is in compliance with this section.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in Zone X (shaded) (Firm Map: 06037C1750F) of the Federal Emergency Management Agency (FEMA) Flood Maps (FEMA, 2008) (map provided in Appendix B [10]). This zone designates areas with 0.2% annual chance flood hazards. Therefore, there would be no impact. Appendix B [10].</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Phase I Cultural Resource Inventory Report was prepared on July 8, 2022 by UltraSystems to conduct a Cultural Resources Records Search for the project site (UltraSystems, 2022c) (refer to Appendix B [11]). Results of the report found there are no cultural resources within the project site. There is one historic-era resource within a half-mile of the project site; however, due to the distance, the project would have no impact on that resource (UltraSystems, 2022c, p. 4-1). Additionally, a cultural pedestrian survey for the project site was conducted by Cultural Resources Manager, Steve O'Neil from UltraSystems, and found that there were no historic or prehistoric cultural resources within the project boundary (UltraSystems, 2022c, p. 4-2). There is a low potential for the presence of prehistoric cultural resources on the project site. The project site is disturbed by over a century of urban development. It is not recommended that an archaeological monitor be</p>

	<p>present during ground disturbing activities. However, if prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor should be retained to assess the finding(s) and retrieve the material. If human remains are encountered during excavations associated with this project, work will halt in that area and the Los Angeles County Coroner will be notified (s. 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by s. 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD will make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (s. 7050.5 of the Health and Safety Code) (UltraSystems, 2022c, p. 6-1). The recommendations would be implemented as MM CUL-1. With implementation of MM CUL-1, impacts would be less than significant and the project would be in compliance with this section. Appendix B [11]</p>
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<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within 1,000 feet of a major roadway or freeway. However, the project site is located approximately 1,040 feet south of a railroad and approximately 2.9 miles southwest of the Brackett Field Airport (Google Earth Pro, 2022). The project site is outside of the airport's Compatibility Policy, Airspace Protection, Noise and Overflight Factors, and Safety Factors zones (Mead &amp; Hunt, 2015, Exhibits 1-6). Additionally, the City of Pomona has future noise contours for the city, and the project site would be located within a 60 dBA noise contour (City of Pomona, 2014, Figure 7-G.2). See noise maps in Appendix B [12]. Therefore, the proposed project would be in compliance with this section. Appendix B [12]</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within or adjacent to any sole source aquifers zones listed under the Environmental Protection Agency (EPA, 2022) (map provided in Appendix B [13]). Therefore, there would be no impact on sole source aquifers. Appendix B [13])</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within or adjacent to a designated wetland (USFWS, 2022c) (map provided in Appendix B [14]). Therefore, the project would be in compliance with this section. Appendix B [14])</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located within proximity of a designated wild or scenic river, a river being studied for inclusion into the Wild &amp; Scenic River system, or a river within the Nationwide River Inventory (NPS, 2014) (map shown in Appendix B [15]). Therefore, the project is in compliance with this section. Appendix B [15]).</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		

<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the analysis throughout this document, the proposed action would not cause significant environmental impacts with the implementation of mitigation measures. Additionally, the proposed action would develop a multi-family building that would adhere to the city's goal of creating more variety of new housing choices, with a particular emphasis on satisfying the unmet demand for dense, high-quality housing formats that will attract and accommodate compact households (City of Pomona, 2020, p. 5). All proposed units would be restricted to people who make 60% of the city's average median income (AMI) and below, and would provide housing for artists, students and faculty, low-income families, developmentally disabled individuals, and homeless residents. Therefore, the proposed action would be beneficial for low-income people and would not disproportionately impact low-income or minority populations. Therefore, the proposed action would be in compliance with this section.</p>

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>Compatible Land Use and Zoning: The project site has a General Plan land use and zoning designation of Pomona Corridors Specific Plan (City of Pomona, 2021). The Pomona Corridors Specific Plan has several goals, including promoting a range of new housing choices, with a particular emphasis on satisfying the unmet demand for dense, high-quality housing formats that will attract and accommodate compact households (City of Pomona, 2020, p. 5). Additionally, the Pomona Corridors Specific Plan has goals to evolve the downtown district, where the project site is located, to be the antithesis of a linear strip with varied compact land uses and destinations near public transportation to create an increasingly identifiable downtown district. Retail, entertainment, civic, and residential uses, and ultimately places of work and lodging as well will be found in the future downtown area (City of Pomona, 2020, p. 6). More specifically, the project site is located within the Midtown Segment of the Specific Plan (City of Pomona, 2020, p. 29), which would allow a multi-family development such as the proposed action to be developed (City of Pomona, 2020, p. 50). See Appendix B [16]. The proposed action would develop an affordable 75-unit multi-family apartment community with amenities that would assist in meeting the Pomona Corridors Specific Plan's goal of creating dense, high-quality housing formats in the city's downtown district through infill development and revitalize the city's downtown district. While the proposed action complies with many of the Specific Plan's requirements, there are four concessions requested from the Midtown Segment development standards. These concessions are concerning building</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>height, building length, frontage coverage, and build-to-corner. These concessions are required to ensure feasibility for the affordable housing development. Detailed information on the requested project concessions and analysis supporting these concessions can be found in Appendix C. Therefore, project approval is dependent on the approval of the concessions. Scale and Urban Design: The project site is located in the downtown district within the City of Pomona, which is built out with urban land uses. Dominant natural visual resources in the project vicinity include the Chino Hills mountains and San Bernardino mountains, approximately 2.7 miles southwest and 4.8 miles from of the project site, respectively (Google Earth Pro, 2022); however, views of these mountains are significantly blocked by development and trees that surround the project site. The proposed action would develop a four-story residential building on a site that is surrounded by many residential and commercial buildings that vary from one-to four-stories tall. Thus, the project would be compatible in scale and height with surrounding uses and no impact would occur.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Soil Suitability/Slope/Erosion: The project site is located within a relatively flat and developed portion of the city. Based on the City of Pomona General Plan Final Environmental Impact Report (EIR), the project site has a slope between 0 to 3 percent (Rincon, 2014, p. 4.5-1). Areas likely to have earthquake-induced landslides are in areas with a slope greater than 30 percent; therefore, the project site would not be impacted by or be susceptible to earthquake induced landslides. The project site is not located within a liquefaction zone (CGS,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>2021). See Appendix B [17]. Project site grading and project construction could cause substantial soil erosion by disturbing and exposing large amounts of soil. Soil erosion would be addressed by following state and federal requirements. Drainage/Storm Water Runoff: Construction The project owner would be required by the California State Water Resources Control Board (SWRCB) to obtain coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009 0009 DWQ, as authorized by s. 402 CWA, NPDES for projects which will disturb one or more acres of soil during construction). The Construction General Permit requires potential dischargers of pollutants to prepare a site specific Stormwater Pollution Prevention Plan (SWPPP), which establishes enforceable limits on discharges, requires effluent monitoring, designates reporting requirements, and requires construction Best Management Practices (BMPs) to reduce or eliminate point and non point source discharges of pollutants. Additionally, BMPs must be maintained, inspected before and after each precipitation event, and repaired or replaced as necessary. Because the project is required by the SWRCB to comply with all applicable conditions of Construction General Permit Order 2009 0009 DWQ, potential violations of water quality standards or waste discharge requirements during project construction would be less than significant. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) was created for the proposed project by Fuscoe Engineering, Inc. on March 5, 2021 (Fuscoe Engineering, Inc., 2021) (see Appendix B [18]). The project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>would develop a High-Density Single Family Residential Development. As a result, expected pollutants include: suspended solids, Total Phosphorous, bacteria\virus, nutrients\noxious aquatic plants, pesticides\PCBs, sediment\turbidity, suspended solids\pH, trash and debris, oxygen demanding substances and oil and grease. In addition, potential pollutants include: metals such as cadmium, chromium, copper, lead and zinc, and organic compounds (Fusco Engineering, Inc., 2021, p. 5). However, with implementation of best management practices (BMP) detailed in the SUSMP, impacts in regards to water quality would be less than significant and the project would be in compliance with this section.</p> <p>Operation The proposed action would be required to create a Water Quality Management Plan (WQMP) to reduce or eliminate the quantity, and improve the quality of, stormwater being discharged from the project site to less than significant levels with implementation of BMPs and low impact designs (LIDs). Therefore, there would be less than significant impacts in regard to soil suitability, slope, erosion, drainage, and storm water runoff.</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	<p>Natural Hazards The project site is located within a flat and urban developed portion of the City of Pomona. The only natural hazard in the area would be seismic hazards due to its proximity with the San Jose Fault (USGS, 2022). However, the project would adhere to the latest California Building Codes (CBC) when developing the proposed buildings. With adherence to the latest CBC standards, the project would have less than significant impacts in regard natural hazards, and would be in compliance with this section. Air</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Pollution Generators The project site is surrounded by a student housing center (Helix at University Village) to the north, commercial and single-family homes to the south and west, and an undeveloped lot to the east (Google Earth Pro, 2022). Therefore, the project is not located adjacent or near any air pollution generators, and would be in compliance with this section. Man-made Site Hazards Reference Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases section, above. A Phase I Environmental Site Assessment (ESA) was conducted for the project site by TA-Group DD, LLC on June 25, 2022 to access the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property. See Appendix B [6]. The results of the Phase I ESA found that the project site was previously developed with a gas station, a service station, and an auto repair facility that may create vapor risks and fuel-impacted soils. A Vapor Encroachment Screen (VES) was conducted for the project site and found vapor encroachment conditions (VECs) at the project site. Therefore, it is recommended that a Soil Management Plan and Health and Safety Plan be prepared prior to grading activities; the plan can either consist of installing a vapor barrier or disposing of impacted soils prior to grading activities, and verifying the removal of volatile organic compounds (VOCs) by conducting gas sampling post-grading (TA-Group DD, LLC, 2022, p. ii-iii). These recommendations would be implemented as MM HAZ-1. With implementation of MM HAZ-1, project impacts in regards to contamination and toxic substances would be less than significant, and</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>the project would be in compliance with this section. Nuisances As stated above, the project site is a vacant lot with surrounding residential, commercial, and institutional land uses. The project would not be subject to nuisances such as gas, smoke, odor, abandoned buildings, infestation, etc. The project would develop on an underutilized piece of land which would promote the city's housing goals and improve the aesthetics of the area. Therefore, impacts would be less than significant and the project would be in compliance with this section. Noise The proposed project is a residential development and would not generate noise levels above the existing surrounding compatible residential developments. Therefore, the project would be in compliance with this section.</p>	
Energy Efficiency	2	<p>As discussed previously, the project would be an infill development project that is located near several public and active transportation options and is also located near shopping, services, schools, and employment locations. The project would be in compliance with CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24). As discussed under Energy Consumption, the proposed project would consume similar amounts of energy as typically associated with this type of apartment complex development, and represents a small fraction of the energy consumed by units within the City. Energy efficiency features of the project include rooftop solar (PV) panels, water-efficient irrigation system using a smart controller, energy-efficient building materials, windows, and appliances, high-efficiency LED lighting, the use of shade trees and street tree canopy,</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		which would all reduce electricity usage. With the implementation of these standards and design features, the proposed project would not have an adverse impact regarding energy efficiency and no mitigation would be required.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	The proposed project would develop 75 dwelling units reserved for low-income individuals and families earning less than 60 percent of the area median income, which would support the city's goal of increasing dense, affordable housing within the city. The project would provide housing near employment opportunities and public transportation within the downtown district of the city. Therefore, the project is expected to have a beneficial impact on the area.	
Demographic Character Changes / Displacement	1	Demographic Character Changes: Small households (one to two persons per household [pph]) traditionally reside in units with zero to two bedrooms and family households (three to four pph) normally reside in units with three to four bedrooms (Rincon, 2014, p. 4.10-2). Therefore, the proposed 75 apartment units are estimated to house 192 persons at full occupancy. The project is expected to create a positive impact by promoting the city's goal of increasing the supply of dense, affordable housing within the downtown district. Displacement: The project is an undeveloped lot and would not displace anyone. Therefore, there would be no impact.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	Education Facilities The project site is located within the Pomona Unified School District (PUSD). The schools that serve the project site include Washington Elementary School, Simons Middle School, and Garey High	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>School (PUSD, 2021). An Information Request Letter was sent to the district to determine if the project would significantly impact educational facilities (shown in Appendix B [19]) (Meza, 2022). Results of the report found that aforementioned schools would be able to serve the potential students generated from the project and no new schools are planned to serve the project site (Meza, 2022). Additionally, the proposed project would pay any applicable development fees to ensure impacts to schools would be less than significant. Therefore, impacts would be less than significant. Cultural Facilities Cultural Facilities in the vicinity of the project site include the following: * Galleries o Latino Art Museum (0.34 miles northwest of the project site). o American Museum of American Art/AMOCA (0.45 miles northwest of the project site) * Library o Pomona Public Library (0.29 miles southwest of the project site) * Concert Hall o Glass House Concert Hall (0.34 miles northwest of the project site) o The Fox Theater (0.3 miles northwest of the project site). * Dance Studios o Tradicion Dance Company and Evie Dance Studio (0.21 miles northwest of the project site) The proposed project would not block or hinder access to these facilities. The proposed action would increase the population by about 192 people. Since the project is an infill development to meet the City's housing needs and would provide housing for low-income families, the project would be consistent with and in compliance with this factor.</p>	
Commercial Facilities (Access and Proximity)	1	Development of the proposed action would not hinder existing commercial facilities in the area because it would be developed on a	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		vacant lot. Additionally, development of the proposed action would continue to support existing commercial facilities by having residents in the area, and developing units that could house potential customers and employees. A beneficial impact is expected to occur. Therefore, there would be no impacts.	
Health Care / Social Services (Access and Capacity)	2	As of January 1, 2021, it is estimated that the city has a population of 151,319 people (DOF, 2021), and is estimated to have a population of 190,400 people by 2040 (SCAG, 2016). The proposed action is expected to increase the city's population by 192 people. The population that would be housed by the proposed action is within the regional population forecast for the City of Pomona. Additionally, the project would continue to comply with applicable taxes and fees to manage the city's health care and social services resources. Therefore, the development of this project is not anticipated to exacerbate any health care and social services in the project area or the city. Therefore, less than significant impacts would occur.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid Waste/Recycling: Five city-approved solid waste haulers collect trash in the city - Athens Services, Burrtec Waste Industries, Mission Recycling, Valley Vista Services and Waste Management. Trash collection service includes recycling programs. Solid waste within the city is served by four landfills - Puente Hills Landfill, Olinda Alpha Landfill, El Sobrante Landfill, and Mid-Valley Sanitary Landfill (Rincon, 2014, 4-14-13). Puente Hills Landfill is currently closed; Olinda Alpha Landfill has a remaining capacity of 17,500,000 tons of solid waste; El Sobrante Landfill has a remaining capacity of 3,834,470 tons of solid waste; and Mid-Valley Sanitary	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Landfill has a remaining capacity of 61,219,377 tons of solid waste (CalRecycle, 2022a). Multifamily residential units are estimated to generate about four pounds of solid waste per day (ppd) per unit (CalRecycle, 2022b). Thus, operation of the proposed 75 units is estimated to generate approximately 300 ppd of solid waste or 109,500 lbs of waste per year. This would be a fraction of the capacities of the aforementioned landfills. Therefore, there would be no adverse impacts.</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>Waste Water/Sanitary Sewers: Wastewater generated at the project site is treated by the Los Angeles County Sanitation District's (LACSD) Pomona Water Reclamation Plant (PWRP) and is routinely diverted to the LACSD Joint Water Pollution Control Plant (JWPCP) in Carson, California (Stetson Engineers Inc., 2021, p. 6-36). PWRP has a capacity to treat 15 million gallons per day (MGD) of wastewater and produces and treats approximately 13 MGD. Flow exceeding 11 MGD is routinely diverted from PWRP to JWPCP (Stetson Engineers Inc., 2021, p. 6-39). JWPCP treats approximately 260 MGD of wastewater and has a total capacity to treat 400 MGD of wastewater (LACSD, 2022). The project is estimated to generate 11,010 gpd of wastewater based on wastewater generation rates for different residences in the City of Los Angeles (ESA PCR, 2017, 4.13.1-11); the estimated wastewater from the project would be a fraction of the capacities at either PWRP or JWPCP. Therefore, there would be no adverse impacts.</p>	
Water Supply (Feasibility and Capacity)	2	<p>Water service within the city is provided by the Pomona Public Works Department. It is estimated that per capita demand for potable water is 113 gpd (Stetson Engineers Inc.,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>2021, p. 5-10). The proposed apartment units are estimated to house 192 persons at full occupancy. Therefore, it is estimated that the project would demand approximately 21,696 gdp or 7,919,040 gallons (24.3 acre-foot) annually. This projected amount is a fraction of the city's estimated water demand use in 2045 and the city is estimated to cover the city's future estimated water demand (Stetson Engineers Inc., 2021, p. 7-11). Therefore, the proposed action would have no adverse impacts.</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>Police The Pomona Police Department (PPD) provides police services for the city. Seven facilities provide police services in Pomona and three of those seven facilities provide first-response service. The PPD facility located at 490 West Mission Boulevard would provide police and first-response services to the project area (Rincon, 2014, p. 4.11-6) An Information Request Letter was sent to the Pomona Police Department Deputy Chief, Christian Hsu, to determine the project's impacts to police services that serve the project site (shown in Appendix B [19]) (Hsu, 2022). Results of the letter found that the PPD would not need to expands its facilities to serve the project site (Hsu, 2022), Therefore, the project would not significantly impact educational facilities. Fire The Los Angeles County Fire Department (LACoFD) Division VIII provides fire services to the project site and the City of Pomona with 18 fire stations, with eight of those fire stations in the City of Pomona (Rincon, 2014, p. 4-11.2). An information request letter was sent to Marcia A. Velasquez, Acting Chief of the Los Angeles County Fire Department Planning Division, in regards to possible impacts the project may have on the county's fire department (refer to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Appendix B [19]) (Velasquez, 2022). The letter determined that the project would be served by Fire Stations 183 and 185, and the project would not significantly impact the response times of either station, and would not require the county to create new facilities to adequately serve the project (Velasquez, 2022). The project would also comply with the California Fire Code and the Pomona Municipal Code and the final site development plan would need to be reviewed by the City's Fire Prevention Bureau. As a result, less than significant impacts are anticipated. Further, the Project Applicant would be subject to any applicable fees to ensure that the city's public safety departments are not significantly impacted by the construction and operation of the proposed action. Therefore, there would be no adverse impacts.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>Several Parks are within one mile of the project site including Pomona Civic Center Park, Memorial Park, Tony Cerda Park, and Garfield Park (Google Earth Pro, 2021). The city owns and operates 211 acres of developed park land, or about 1.4 acres per 1,000 residents (Rincon, 2014, p. 4.12-1). Based on the projected population increase of 192 residents, the project would need to provide 0.27 acres of parkland to retain the City's ratio of 1.4 acres per 1,000 population. The project includes 0.27 acres of recreational space composed of a courtyard with amenities and public green space that would serve the proposed residents. Additionally, the Project Applicant would be required to pay applicable parkland development impact fees. Therefore, project impacts on parks and open space would be less than significant.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Transportation and Accessibility (Access and Capacity)	3	<p>Transportation Construction As described in the project description, project related construction activities are expected to commence in December 2022 and last for approximately 24 months. Project construction would generate construction worker commute trips and materials delivery truck haul trips. Delivery haul trips are expected to arrive and depart throughout the day. Construction traffic, especially delivery haul trips, would be conducted within the hours permitted for construction work by the City of Pomona Municipal Code Section 18-305, from 7:00 a.m. to 8:00 p.m. Monday-Saturday and 8:00 a.m. to 5:00 p.m. (City of Pomona Municipal Code, 2022). The City would require the developer to submit a Traffic Management Plan that would provide appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Therefore, project construction traffic impacts would be less than significant. Operation A Focused Traffic Study was prepared for the proposed action by Fehr and Peers on April, 2022 based on requirements established in the City of Pomona Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment. The project is expected to generate 28 AM and 29 PM peak hour trips, which is below the 50 peak hour trip threshold defined in the City's guidelines that would require a full traffic impact study. Therefore, a Focused Traffic Study was created for the project (Fehr and Peers, 2022, p. 3). See Appendix B [20]). The project is estimated to generate 341 daily trips, including 28 (6 inbound/22 outbound) AM peak hour trips and 29 (18 inbound/11 outbound) PM peak hour trips (Fehr and</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Peers, 2022, p. 10). Since the project would generate less than 50 peak hour trips, the project would have less than significant impacts in regard to trip generation.</p> <p>Queuing At the intersection of Palomares Avenue at Mission Boulevard, striping northbound and southbound left turn lanes is recommended to relieve existing queueing. The project's proposed bulb-outs at this intersection will also require relocation of the traffic signal pole on the northeast corner to properly align the signal head with the northbound through lane (Fehr and Peers, 2022, p. 17). This recommendation would be implemented as MM TRANS-1 to ensure impacts related to traffic queuing at this intersection would be less than significant.</p> <p>At the intersection of Mission Boulevard at Towne Avenue, protected left-turn phasing is recommended to relieve existing queueing and collision concerns. This improvement would require new traffic signal poles at all four corners with mast arms long enough to align the left-turn signal heads with the existing left-turn lanes. It is recommended that the project pay a fair share contribution of 0.9% towards the improvement (Fehr and Peers, 2022, p. 17). This recommendation would be implemented as MM TRANS-2 to ensure impacts related to traffic queuing at this intersection would be less than significant.</p> <p>Accessibility/Site Access The City of Pomona Traffic Study Guidelines require the following analyses for site access (Fehr and Peers, 2022, p. 11):</p> <ul style="list-style-type: none"> <li>* Intersection Site Distance</li> <li>* Driveway Length and Entrance</li> <li>* Limit Driveway Impacts</li> <li>* Corner Clearance</li> <li>* Right-Turn Lanes at Driveways</li> <li>* Adequacy of Pedestrian Facilities</li> <li>* Bicycle Accessibility</li> <li>* Accessibility from Adjacent Transit Stops</li> </ul>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		As detailed in the traffic study, the project would adhere to all aforementioned accessibility factors if the project implements the following recommendation (Fehr and Peers, 2022, p. 12):	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	Unique Natural Features The project site is a disturbed vacant lot that does not offer any unique natural features. Additionally, the project site is located in a developed portion of the city and is surrounded by urban development on all sides. Therefore, there are no unique natural features in close proximity to the site and there would be no impacts in this regard. Water Resources As discussed in the Wetland Protection and Sole Aquifer sections above, the project site is in a developed portion of the city and is not located within or in close proximity to a wetland, sole aquifer, or any other water resource. Therefore, there would be no impacts.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	Vegetation The project is a vacant disturbed lot. The proposed action would add vegetation and landscaping to the project site as shown in Figure 10 at the end of the document and in Appendix A, improving the vegetation compared to existing conditions. Therefore, there would be no adverse impacts. Wildlife As detailed in the Endangered Species section above, the project site contains no critical habitat and is not adjacent to any critical habitats and will not involve any activities that would affect listed species. However, the presence of trees and shrubs on the project site could provide for suitable foraging and nesting habitat for various bird species that are protected under the Migratory Bird Treaty Act. Construction/rehabilitation activities could	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>have the potential to affect nesting birds if construction activities are from February 1st through August 31st. Therefore, MM BIO-1 would be required in order to ensure that if construction activities would occur between February 1 and August 31 nesting bird surveys are conducted prior to construction. If active nests are discovered within a 250-foot radius of proposed construction activities, a qualified biologist would establish a no-disturbance buffer around the nest to avoid disturbance to the species and reduce potential impacts to the nesting bird(s). Therefore, with implementation of MM BIO-1, impacts on wildlife would be less than significant. MM BIO-1</p>	
Other Factors	2	<p>The proposed action would be an infill development project that would adhere to the city's goal to create dense, high-quality affordable housing. Additionally, the expected population increase from the proposed project would be a small percentage of the expected population growth for the City of Pomona. There are no other factors associated with the proposed action that have not been addressed in the analysis above.</p>	

**Supporting documentation**

- [Appendix C - DPR Resolution No 22-001.pdf](#)
- [Appendix C - 3 2021-9-23 Project Narrative.pdf](#)
- [Appendix B - 20 Traffic Study \(501 E Mission TIA 04112022\).pdf](#)
- [Appendix B - 19 Public Service Letters Compiled.pdf](#)
- [Appendix B - 18 Prelim Storm Water Mitigation Plan \(PSUSMP\) and BMPs.pdf](#)
- [Appendix B - 17 Soil\\_liquifaction zone.pdf](#)
- [Appendix B - 16 Land Use and Zoning Maps.pdf](#)
- [Appendix B - 15 Wild and Scenic Rivers.pdf](#)
- [Appendix B - 14 USFWS NWI.pdf](#)
- [Appendix B - 13 Sole Aquifer.pdf](#)
- [Appendix B - 12 Noise Abatement and Control Maps.pdf](#)
- [Appendix B - 11 Cultural Phase I Report.pdf](#)

[Appendix B - 10 FEMA\(2\).pdf](#)  
[Appendix B - 9 Farmland.pdf](#)  
[Appendix B - 8 Explosive and Flammable Facilities Memo.pdf](#)  
[Appendix B - 7 Endangered species.pdf](#)  
[Appendix B - 5 Coastal Commission Coastal Zone Map.pdf](#)  
[Appendix B - 4 Air Quality Memo \(August 2022\).pdf](#)  
[Appendix B - 3 FEMA.pdf](#)  
[Appendix B - 2 Coastal Barrier Resources Act \(2 Maps\).pdf](#)  
[Appendix B - 1 Airport Hazards.pdf](#)  
[Appendix A -7115 Prisma Lofts 4 5 Topo 2022 01 17.pdf](#)  
[Appendix A - 7115 Prisma Lofts Project Location 2021 11 09.pdf](#)  
[Appendix A - 7115 Prisma Lofts 2 0 Regional Location 2022 07 04.pdf](#)

**Additional Studies Performed:**

\* Air Quality Memorandum prepared by UltraSystems Environmental, Inc. on July 15, 2022. \* Cultural Resources Inventory Report prepared by UltraSystems Environmental, Inc. on July 8, 2022. \* Explosive and Flammable Facilities Memorandum prepared by UltraSystems Environmental, Inc. on July 5, 2022. \* Phase I Environmental Site Assessment (ESA) prepared by EEI Engineering Solutions on August 22, 2019. \* Phase II ESA - Limited Soil Gas Sampling Letter Report by EEI Engineering Solutions on September 6, 2019 \* Phase I Environmental Site Assessment (ESA) Update prepared by TA-Group DD, LLC, June 25, 2022.

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

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

The list of sources is provided in the references section of this document and pdfs of supporting information from applicable sources are provided in Appendix B. Agencies and Persons Consulted The following agencies were consulted as part of the Section 106 analysis: \* South Central Coastal Information Center (SCCIC) \* Native American Heritage Commission (NAHC) A list of tribal organizations and associated people contacted as part of Section 106 analysis is provided in the Cultural Resources Inventory Report prepared for the project (UltraSystems, 2022, Attachment C p. 4) (refer to Appendix B [11]). REFERENCES CalEPA, 2022. Regulated Site Portal. Accessed online at <https://siteportal.calepa.ca.gov/nsite/map/help>, on March 29, 2022. California Coastal Commission, 2019. Coastal Zone Boundary. Accessed online at <https://www.coastal.ca.gov/maps/czb/>, accessed on December 13, 2021. CalRecycle, 2022a. Landfill Capacities. Accessed online at

<https://www.calrecycle.ca.gov/>, on January 9, 2022. CalRecycle, 2022b. Estimated Solid Waste Generation Rates. Accessed online at <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>, on January 9, 2022. CGS (California Geological Survey), 2021. Accessed online at <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, on December 20, 2021. City of Pomona, 2014. City of Pomona General Plan. Accessed online at <https://www.pomonaca.gov/home/showpublisheddocument/2402/637521057423830000>, accessed on April 11, 2022. City of Pomona, 2020. Pomona Corridors Specific Plan. Accessed online at <https://www.pomonaca.gov/home/showpublisheddocument/2745/637527185742870000>, on December 13, 2021. City of Pomona, 2021. General Plan and Zoning Mapper. Accessed online at <https://www.arcgis.com/apps/webappviewer/index.html?id=13bf54e995f74891bdf5b3bddf90522a>, on December 13, 2021. City of Pomona, 2022. Current Construction Projects. Accessed online at <https://www.pomonaca.gov/Home/Components/News/News/67/14?locale=en>, accessed on April 13, 2022. DOC (Department of Conservation), 2016. California Important Farmland Finder. Accessed online at <https://maps.conservation.ca.gov/DLRP/CIFF/>, on December 13, 2021. DOF (State of California Department of Finance), 2021. Accessed online at <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>, on December 20, 2021. EEI Engineering Solutions, 2019a. Phase I Environmental Site Assessment for 501 East Mission Boulevard, Pomona, California. August 22, 2019. EEI Engineering Solutions, 2019b. Phase II Environmental Site Assessment - Limited Soil Gas Sampling Letter Report for 501 East Mission Boulevard, Pomona, California. September 6, 2019. EPA (Environmental Protection Agency), 2022. Sole Source Aquifers. Accessed online at <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>, on April 11, 2022.

**List of Permits Obtained:**

Entitlements/Discretionary Approvals obtained from the City of Pomona: \*  
Development Plan Review Resolution No. 15833-2021 (See Appendix C)

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

During the design phase of the project, the development team met with Pomona Community Foundation, the Center for the Arts, Day One, Inc., the Downtown Pomona Owners Association, Western University of Health Sciences, Pomona United

for Stable Housing (PUSH), the Institute for Public Strategies, Kaiser Permanente, Congresswomen Norma Torres, and Pomona Activated for Community Transformation and Sustainability. A community meeting was held on October 26, 2021 to provide information on the project and collect community input. No public comments were received prior to or at the meeting. Prior to the Director's Hearing on June 2, 2022, a sign was posted at the project site and notices sent to all addresses within 1,000 feet of the project site. No comments from the public were received at the hearing.

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

The following projects were identified as Current Construction Projects on the City of Pomona webpage (City of Pomona, 2022). \* Garey Avenue Closure: construction activities include underground utility work (AT&T and Charter) and roadway reconstruction. This project is located approximately 2.7-miles northwest of the project site. Most environmental impacts are localized to within several hundred feet of a project site. Thus, impacts of the proposed project would not combine with impacts of related projects to cause significant cumulative impacts. Related projects would be required to obtain environmental clearance under the California Environmental Quality Act (CEQA). Implementation of applicable feasible mitigation measures would be required for each significant impact for the cumulative project identified above. Cumulative impacts would be less than significant after implementation of mitigation measures identified in this Environmental Assessment and in the CEQA Categorical Exemption prepared for the proposed project, and project impacts would not be cumulatively considerable.?

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

Two action alternatives were considered, the Proposed Action Alternative as described above, and the Reduced Project Alternative, which is described below. The Reduced Project Alternative was not selected. The No Action Alternative is also described below.

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

Under the No Action Alternative, the proposed action would not be constructed and the site would not be developed. Although this alternative would eliminate potential impacts of the proposed action regarding Contamination and Toxic Substances/Hazards and Nuisances, Historic Preservation, Transportation and Accessibility, and Wildlife, this alternative would not meet the purpose and need of the project. Under the No Action Alternative, no new affordable housing would be developed at this site, and 75-new units of affordable residential apartments would not be made available to artists, students and faculty, low-income families,

developmentally disabled individuals, or homeless residents who make 60% of the city's AMI and below. This alternative would not meet the purpose and need of meeting the City's affordable housing needs and the Pomona Corridors Specific Plan's goal of creating dense, high-quality housing formats in the city's downtown district through infill development and revitalize the city's downtown district. Therefore, this alternative was eliminated from further consideration. ?

**Summary of Findings and Conclusions:**

The project site consists of a vacant disturbed lot located at 501 East Mission Boulevard within the City of Pomona. The proposed action would develop an affordable 75-unit multi-family development with on-site amenities. The project would not impact airport clear and approach zones, air quality standards, endangered species, vegetation, introduce explosive and flammable materials, or conflict with applicable noise regulations. The proposed action would create affordable housing for low-income people, and would have no adverse impact on environmental justice populations. The proposed action would have potential impacts regarding the Compliance Factors for Contamination and Toxic Substances and Historic Preservation; and the Environmental Assessment Factors of Hazards and Nuisances, Transportation and Accessibility, and Wildlife. Regarding Contamination and Toxic Substances/Hazards and Nuisances, vapor encroachment conditions were identified at the project site and thus development of the site could pose a risk to future residents. However, with implementation of MM HAZ-1, project impacts would be less than significant, and the project would be in compliance with these factors. The project site is not listed under the National Register of Historic Places, nor does it contain any cultural/historic resources based on the Phase I Cultural Resource Inventory Report conducted for the project site (UltraSystems, 2022b). Although the project site has been previously disturbed and there is a low potential for the presence of prehistoric cultural resources on the project site, there is a potential for prehistoric and/or historic items to be unearthed during subsurface construction activities. However, implementation of MM CUL-1, would reduce impacts to less than significant and the project would be in compliance with this factor. Regarding Transportation and Accessibility, the proposed action would impact the queuing at the intersections of Palomares Avenue at Mission Boulevard and Mission Boulevard at Towne Avenue but with implementation of MM TRANS-1 and MM TRANS-2, impacts related to traffic queuing at these intersections would be less than significant. Additionally, the proposed action could potentially impact accessibility and intersection sight distance, however, implementation of MM TRANS-3 would ensure impacts regarding accessibility would be less than significant. Construction/rehabilitation activities could have the potential to affect nesting birds if construction activities are conducted from February 1st through August 31st. However, implementation of MM BIO-1 would reduce potential impacts on wildlife to

be less than significant. Therefore, the proposed action would adhere to all the statutes, executive orders, and regulations listed at 24 CFR 50.4, 58.5 and 58.6.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	see attachment	N/A	MM HAZ-1 A Soil Management Plan and Health and Safety Plan shall be prepared prior to grading activities; the plan shall either consist of installing a vapor barrier or disposing of impacted soils prior to grading activities, and verifying the removal of volatile organic compounds (VOCs) by conducting gas sampling post-grading.	
Historic Preservation	MM CUL-1 If prehistoric and/or historic items are observed during subsurface activities, the following steps shall be implemented: * Work	N/A	MM CUL-1 If prehistoric and/or historic items are observed during subsurface activities, the	

	<p>shall be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material. * If human remains are encountered during excavations associated with this project, work shall halt in that area and the Los Angeles County Coroner shall be notified (s. 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by s. 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD shall make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific</p>		<p>following steps shall be implemented: * Work shall be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material. * If human remains are encountered during excavations associated with this project, work shall halt in that area and the Los Angeles County Coroner shall be notified (s. 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC</p>	
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	removal and nondestructive analysis of human remains and items associated with Native American burials (s. 7050.5 of the Health and Safety Code).		shall be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by s. 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD shall make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (s. 7050.5 of the Health and Safety Code).	
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<p>Transportation and Accessibility</p>	<p>MM TRANS-1 At the intersection of Palomares Avenue at Mission Boulevard, striping northbound and southbound left turn lanes shall be completed to relieve existing queueing. The project's proposed bulb-outs at this intersection will also require relocation of the traffic signal pole on the northeast corner to properly align the signal head with the northbound through lane. MM TRANS-2 At the intersection of Mission Boulevard at Towne Avenue, protected left-turn phasing is recommended to relieve existing queueing and collision concerns. This improvement would require new traffic signal poles at all four corners with mast arms long enough to align the left-turn signal heads with the existing left-turn lanes. It is recommended that the project pay a fair share contribution of 0.9% towards the improvement. MM TRANS-3 To ensure that there is adequate sight distance from the project driveway along Mission Boulevard, the project should not allow on-street parking at least six feet on either side of the project driveway and clear all</p>	<p>N/A</p>	<p>MM TRANS-1 At the intersection of Palomares Avenue at Mission Boulevard, striping northbound and southbound left turn lanes shall be completed to relieve existing queueing. The project's proposed bulb-outs at this intersection will also require relocation of the traffic signal pole on the northeast corner to properly align the signal head with the northbound through lane. MM TRANS-2 At the intersection of Mission Boulevard at Towne Avenue, protected left-turn phasing is recommended to relieve existing queueing and collision concerns. This improvement would require new traffic signal poles at all four corners with mast arms long enough to align the left-</p>	
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	obstructions over 30 inches high, including vegetation.		turn signal heads with the existing left-turn lanes. It is recommended that the project pay a fair share contribution of 0.9% towards the improvement. MM TRANS-3 To ensure that there is adequate sight distance from the project driveway along Mission Boulevard, the project should not allow on-street parking at least six feet on either side of the project driveway and clear all obstructions over 30 inches high, including vegetation.	
Vegetation Wildlife	MM BIO-1 If construction activities occur between February 1 and August 31, nesting bird surveys will be conducted prior to construction. If active nests are discovered within a 250-foot radius of proposed construction activities, a qualified biologist would establish a no-disturbance buffer around the nest to avoid disturbance to the species and reduce potential impacts to the nesting bird(s).	N/A	MM BIO-1 If construction activities occur between February 1 and August 31, nesting bird surveys will be conducted prior to construction. If active nests are discovered within a 250-foot radius of proposed construction activities, a qualified biologist	

			would establish a no-disturbance buffer around the nest to avoid disturbance to the species and reduce potential impacts to the nesting bird(s).	
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### **Project Mitigation Plan**

MM HAZ-1 A Soil Management Plan and Health and Safety Plan shall be prepared prior to grading activities; the plan shall either consist of installing a vapor barrier or disposing of impacted soils prior to grading activities, and verifying the removal of volatile organic compounds (VOCs) by conducting gas sampling post-grading. MM CUL-1 If prehistoric and/or historic items are observed during subsurface activities, the following steps shall be implemented: \* Work shall be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material. \* If human remains are encountered during excavations associated with this project, work shall halt in that area and the Los Angeles County Coroner shall be notified (s. 5097.98 of the Public Resources Code). The Coroner shall determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they shall contact the NAHC. The NAHC shall be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by s. 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD shall make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (s. 7050.5 of the Health and Safety Code).

MM TRANS-1 At the intersection of Palomares Avenue at Mission Boulevard, striping northbound and southbound left turn lanes shall be completed to relieve existing queueing. The project's proposed bulb-outs at this intersection will also require relocation of the traffic signal pole on the northeast corner to properly align the signal head with the northbound through lane. MM TRANS-2 At the intersection of Mission Boulevard at Towne Avenue, protected left-turn phasing is recommended to relieve existing queueing and collision concerns. This improvement would require new traffic signal poles at all four corners with mast arms long enough to align the left-turn signal heads with the existing left-turn lanes. It is recommended that the project pay a fair share contribution of 0.9% towards the improvement. MM TRANS-3 To ensure that there is adequate sight distance from the project driveway along Mission Boulevard, the project should not allow on-street parking at least six feet on either side of the project driveway and clear all obstructions over 30 inches high, including vegetation. MM BIO-1 If construction activities occur between February 1 and August 31, nesting bird surveys will be conducted prior to construction. If active nests are discovered within a 250-foot radius of proposed construction activities, a qualified biologist would establish a no-disturbance buffer around the nest to avoid disturbance to the species and reduce potential impacts to the nesting bird(s).

### **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 closest airport to the project site, the Brackett Field Airport is located approximately 2.9 miles northeast of the project site (Google Earth Pro, 2022) (map provided in Appendix B [1]). Therefore, the project is in compliance with this section. Appendix B [1]).

#### Supporting documentation

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

The project site is within the state of California which does not contain any Coastal Barrier Resources pursuant to the Coastal Barrier Resources Act (U.S. FWS, 2022a) (map provided in Appendix B [2]). Therefore, the project is in compliance with this section. Appendix B [2])

### 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 exempted from flood insurance.

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

Yes

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

Yes

- No

### **Screen Summary**

#### **Compliance Determination**

The project site is located in Zone X (shaded) (Firm Map: 06037C1750F) of the Federal Emergency Management Agency (FEMA) Flood Maps (FEMA, 2008) (map provided in Appendix B [3]). This zone designates areas with 0.2% annual chance flood hazards. Therefore, there would be no impact. Appendix B [3])

#### **Supporting documentation**

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

Yes

- No



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## 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**

Carbon monoxide	2.98	ppm (parts per million)
Ozone	561.00	ppb (parts per million)
Particulate Matter, <2.5 microns	159.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	524.00	µg/m3 (micrograms per cubic meter of air)

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

see attachment

**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:**

Carbon monoxide	2.98	ppm (parts per million)
Ozone	561.00	ppb (parts per million)
Particulate Matter, <2.5 microns	159.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	524.00	µg/m3 (micrograms per cubic meter of air)

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

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

**Screen Summary**

**Compliance Determination**

An Air Quality Memorandum (memo) was prepared by UltraSystems Environmental, Inc. on August 17, 2022 (refer to Appendix B [4]) to determine if the project would comply with 40 CFR s. 93.153(b)(1), which defines de minimis levels, that is, the minimum threshold for which a conformity determination must be performed, for various criteria pollutants in various areas (40 CFR 93.153(b)(1) and 40 CFR 93.153(b)(2)). Results of the memo found that annual construction and the operational emissions from the proposed project would be far below the EPA's de minimis emission levels for each criteria pollutant (UltraSystems, 2022a). Therefore, a conformity determination is not required and impacts would be less than significant. Appendix B [4])

**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**

The project site is not located within or adjacent to any coastal zones as determined by the California Coastal Commission (California Coastal Commission, 2019) (map provided in Appendix B [5]). Therefore, the project is in compliance with this section. Appendix B [5])

#### **Supporting documentation**

#### **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

Yes

### Screen Summary

#### Compliance Determination

#### Supporting documentation

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

Yes

No

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## 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

The proposed action would be developed on a disturbed vacant lot surrounded by urban development in all directions. The project site contains no critical habitat and is not adjacent to any critical habitats and will not involve any activities that would



affect listed species (U.S. FWS, 2022b) (map provided in Appendix B [7]). Therefore, the project will have no effect and is in compliance with this section. Appendix B [7])

**Supporting documentation**

**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**

An Explosive and Flammable Facilities Memo was prepared by UltraSystems Environmental, Inc. on July 5, 2022, that analyzed the possible impacts of nearby aboveground storage tanks (ASTs) in relation to the project site (Appendix B [8]) (UltraSystems, 2022b). The project site is within a mile of six ASTs (CalEPA, 2022). All the sites contain ASTs that are covered by 24 CFR 51C by the types of chemicals stored and the capacity of the tanks. However, after determining the worst-case explosion scenario for all the sites, the project site would be well beyond the Acceptable Separation Distances (ASDs) (refer to Appendix B [8]). Therefore, the project will have no effect with regard to explosive and flammable hazards and is in compliance with this section. Appendix B [8]).

#### **Supporting documentation**

#### **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:

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

### Screen Summary

#### **Compliance Determination**

The project site is classified as Urban and Built-up land, and is not located within or adjacent to farmland areas listed under the Department of Conservation (DOC, 2016) (map provided in Appendix B [9]). Therefore, the project is in compliance with this section.

#### **Supporting documentation**

**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:**

[Appendix B - 10 FEMA\(1\).pdf](#)

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

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

- No

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

Yes

**Screen Summary**

**Compliance Determination**

The project site is located in Zone X (shaded) (Firm Map: 06037C1750F) of the Federal Emergency Management Agency (FEMA) Flood Maps (FEMA, 2008) (map provided in Appendix B [10]). This zone designates areas with 0.2% annual chance flood hazards. Therefore, there would be no impact. Appendix B [10]).

**Supporting documentation**

[Appendix B - 10 FEMA.pdf](#)

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

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### **Threshold**

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

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

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

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

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

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

### Other Consulting Parties

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

see Appendix B-11

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

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

***Step 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**

A Phase I Cultural Resource Inventory Report was prepared on July 8, 2022 by UltraSystems to conduct a Cultural Resources Records Search for the project site (UltraSystems, 2022c) (refer to Appendix B [11]). Results of the report found there are no cultural resources within the project site. There is one historic-era resource within a half-mile of the project site; however, due to the distance, the project would have no impact on that resource (UltraSystems, 2022c, p. 4-1). Additionally, a cultural pedestrian survey for the project site was conducted by Cultural Resources Manager, Steve O'Neil from UltraSystems, and found that there were no historic or prehistoric cultural resources within the project boundary (UltraSystems, 2022c, p. 4-2). There is a low potential for the presence of prehistoric cultural resources on the project site. The project site is disturbed by over a century of urban development. It is not recommended that an archaeological monitor be present during ground disturbing activities. However, if prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor should be retained to assess the finding(s) and retrieve the material. If human remains are encountered during excavations associated with this project, work will halt in that area and the Los Angeles County Coroner will be notified (s. 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by s. 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD will make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (s. 7050.5 of the Health and Safety Code) (UltraSystems, 2022c, p. 6-1). The recommendations would be implemented as MM CUL-1. With implementation of MM CUL-1, impacts would be less than significant and the project would be in compliance with this section. Appendix B [11])

### **Supporting documentation**

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

✓ Yes

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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.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

### **Screen Summary**

#### **Compliance Determination**

The project site is not located within 1,000 feet of a major roadway or freeway. However, the project site is located approximately 1,040 feet south of a railroad and approximately 2.9 miles southwest of the Brackett Field Airport (Google Earth Pro, 2022). The project site is outside of the airport's Compatibility Policy, Airspace Protection, Noise and Overflight Factors, and Safety Factors zones (Mead & Hunt, 2015, Exhibits 1-6). Additionally, the City of Pomona has future noise contours for the city, and the project site would be located within a 60 dBA noise contour (City of Pomona, 2014, Figure 7-G.2). See noise maps in Appendix B [12]. Therefore, the proposed project would be in compliance with this section. Appendix B [12]

#### **Supporting documentation**

#### **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 site is not located within or adjacent to any sole source aquifers zones listed under the Environmental Protection Agency (EPA, 2022) (map provided in

Appendix B [13]). Therefore, there would be no impact on sole source aquifers.  
Appendix B [13])

**Supporting documentation**

**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 site is not located within or adjacent to a designated wetland (USFWS, 2022c) (map provided in Appendix B [14]). Therefore, the project would be in compliance with this section. Appendix B [14])

**Supporting documentation**

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

Yes

✓ No



## Wild and Scenic Rivers Act

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

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

No

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

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

### Screen Summary

#### **Compliance Determination**

The project site is not located within proximity of a designated wild or scenic river, a river being studied for inclusion into the Wild & Scenic River system, or a river within the Nationwide River Inventory (NPS, 2014) (map shown in Appendix B [15]).

Therefore, the project is in compliance with this section. Appendix B [15]).

#### **Supporting documentation**

#### **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**

Based on the analysis throughout this document, the proposed action would not cause significant environmental impacts with the implementation of mitigation measures. Additionally, the proposed action would develop a multi-family building that would adhere to the city's goal of creating more variety of new housing choices, with a particular emphasis on satisfying the unmet demand for dense, high-quality housing formats that will attract and accommodate compact households (City of Pomona, 2020, p. 5). All proposed units would be restricted to people who make 60% of the city's average median income (AMI) and below, and would provide housing for artists, students and faculty, low-income families, developmentally disabled individuals, and homeless residents. Therefore, the proposed action would be beneficial for low-income people and would not disproportionately impact low-income or minority populations. Therefore, the proposed action would be in compliance with this section.

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**Supporting documentation**

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

Yes

✓ No