

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

471



FROM: Economic Development Agency

SUBMITTAL DATE:
December 14, 2009

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Monte Vista II Apartments Housing Project in the City of Murrieta

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report (EA) and findings incorporated in the EA and in the FONSI for Monte Vista II Apartments (Project), and conclude that the project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds (RROF); and
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: (Commences on page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 968,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:

County Executive Office Signature Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 12/14/09
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 3rd

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.17

BACKGROUND:

Monte Vista II Family Housing, LLC, a California Limited Liability Partnership (Applicant), whose general partner is Affirmed Housing Group, a California Corporation, is proposing to use \$968,000 in HOME funds for the development and construction of a 36 unit multifamily affordable housing complex for families. The project will consist of 14 one-bedroom units, 16 two-bedroom units, and 14 three-bedroom affordable housing units located on approximately 2.01 acres of land at the intersection of Jefferson Avenue and Juniper Street in the City of Murrieta, in the County of Riverside (Project).

The Project will be located immediately adjacent to Monte Vista Apartments, an affordable housing project which was awarded County HOME funds in February 2004. Both projects will share existing management staff and extensive common facilities which include a pool, tot lot, community room and completer lab. Additional laundry and trash facilities as well as an additional tot lot will be constructed ensuring adequate services and common facilities to meet the needs of the addition 36 families in the Monte Vista development.

All of the project units will be reserved for households whose incomes do not exceed 80% of the area median income for the County, adjusted by family size. Eleven of the units will be assisted with HOME funds and the project's period of affordability will be for 55 years.

The estimated total cost for the Project is approximately \$10,576,883. Monte Vista II Family Housing LLC, has obtained a commitment for a \$1,020,001 loan from US Bank, \$2,000,000 in RDA funds, as well as \$1,320,000 in Land Contribution from the City Murrieta. In addition, the project will obtain \$5,268,882 in Tax Credit Equity funding.

EDA has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed project would not have a significant effect on the environment. Public Notice requirements, published on December 4, 2009, have been met in accordance with 24 CFR 58.43 and 58.45.

County Counsel has reviewed and approved as to form the Environmental Assessment and Request for Release of Funds. Staff recommends that the Board approve the Environmental Assessment and Request for Release of Funds (attached).



**U.S. Department of Housing
and Urban Development**

Los Angeles Field Office

611 W. 6th Street

Los Angeles, CA 90017

Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004

[Previously recommended EA formats are obsolete].

Project Identification: Monte Vista II Apartments (HM3-09-001)

Preparer: Estella Wells, Development Specialist

Responsible Entity: County of Riverside

Month/Year: December/ 2009

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

Certifying Officer: Jeff Stone, Chairman, Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Monte Vista II Apartments (HM3-09-001)

Project Location: The proposed project site, located on the Northeast corner of Jefferson Avenue and Juniper Street in the City of Murrieta, is comprised of one lot. The site is approximately 2.01 acres.

City of Murrieta, CA

Assessor Parcel Number: 949-600-030

Estimated total project cost: \$10,576,883

Grant Recipient: Monte Vista II Family Housing, LLC.

[24 CFR 58.2(a)(5)]

Recipient Address: 13520 Evening Creek Drive North, Suite 360

San Diego, CA 92128

Project Representative: Anna Scott

Telephone/Fax Number: (858) 679-2828

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

See Mitigation Measures Recommended. (page 11)

FINDING: [58.40(g)]

X

Finding of No Significant Impact

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

Finding of Significant Impact

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

Preparer Signature: Estella Wells **Date:** 12/17/09

Name/Title/Agency: Estella Wells, Development Specialist, Economic Development Agency

RE Approving Official Signature: _____ **Date:** _____

Name/Title/ Agency: Jeff Stone, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL

Michelle Clack 12/9/09
MICHELLE CLACK DATE

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

Monte Vista II Family Housing LLC, a for profit corporation, is proposing to use a \$1,020,001 loan from US Bank, \$2,000,000 in RDA funds as well as \$1,320,000 in Land Contribution from the City Murrieta, in addition to a \$968,000 loan from the County of Riverside to finance the construction of a 36 unit multi family housing complex with the intent of providing affordable and decent housing. The project will consist of 14 one-bedroom units, 16 two-bedroom units, and 14 three-bedroom units located on approximately 2.01 acres of land at the intersection of Jefferson Avenue and Juniper Street in the City of Murrieta, in the County of Riverside ("Project").

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

The project will consist of thirty-six (36) affordable housing units: 14 one-bedroom units, 16 two-bedroom units, and 14 three-bedroom units. The project will share existing management staff and extensive common facilities with Monte Vista Apartments which include a pool, tot lot, community room and completer lab. Additional laundry and trash facilities as well as an additional tot lot affordable housing units will be constructed.

All units will be equipped with carpeting throughout the living areas, vinyl flooring in kitchen and bath areas, and mini blinds throughout. In addition, all units will have a private balcony and will include air conditioning, a refrigerator, dishwasher, disposal, and range. The development will serve households with incomes between 35% and 80% of the Area Median Income. The period of affordability of the Project will be for 55 years.

The estimated total cost for the Project is approximately \$10,576,883. Monte Vista II Family Housing LLC, has obtained a commitment for a \$1,020,001 loan from US Bank, \$2,000,000 in RDA funds as well as \$1,320,000 in Land Contribution from the City Murrieta, as well as \$968,000 from the County of Riverside.

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

The proposed project site is composed of adjoining lots bounded by Jefferson Street to the East and Juniper Street to the South. The property to the south of project site is also an established multifamily housing project. East of project site is Lowe's Home Improvement Center and to the west of the property across Jefferson Street is a building and large parking lot for the City of Murrieta Police Department. The site is approximately 2.01 acres.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	The proposed project is not expected to have an adverse impact on any historic, architectural or cultural resources. Sources: Riverside Co. Environmental Assessment Report. Copy of Historical Verification Report submitted to SHIPO is attached. (30 day review period ends 12/9/2009).
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C2715G.(FEMA Map Service Center: http://map1.msc.fema.gov November 2009)
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands (U.S. Fish and Wildlife Service, November 2009).
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2009).
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The Project is not located within an area designated as being supported by a sole source aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (SSA, 2009).
Endangered Species Act [50 CFR 402]	The Project is not expected to have an adverse impact on any endangered species of plants or animals as it is not in a conservation area . An analysis of the sites in relation to the General Plan indicates that the project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat. (RivCo GIS, 2009)
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located near a listed Wild and Scenic River. The Project will not have an effect on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic River Systems (Rivers, 2009).
Air Quality [Clean Air Act, Sections 176 (c)]	The site is proposed for the development of a 36 unit affordable housing complex. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of Murrieta. (City of Murrieta General Plan: http://www.murrieta.org/uploads/forms/parks/General%20Plan%20PDF%20Files/VIII%20Air%20Quality%20Element.pdf and Staff, 2009.)
Farmland Protection Policy Act [7 CFR 658]	The Project site is located next to urban-built up land. The Project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The Project will not impact California's inventory of significant farmland (RivCo GIS, 2009).

Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be adversely impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide affordable housing to low-income, minority populations and/or special needs groups (Staff Review, 2009).
Noise Abatement and Control [24 CFR 51 B]	There may be temporary increase in noise level during the construction of the Project; however, mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented to reduce the noise level (Staff Review, 2009).
Toxic/Hazardous/Radio-active Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The Project site is not listed in government databases as a generator, user or disposer of hazardous materials (SWRCB, 2009). As a result, no recommendations for site clean-up or remediation were made. Future uses on the site are not expected to create a significant hazard to residents, employees and visitors to the site. (http://geotracker.waterboards.ca.gov , and Staff, 2009).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses on the site are not expected to create a significant hazard to residents, employees and visitors to the site (Staff Review, 2009).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. The closest airport, the French Valley Airport, located in Murrieta, is over 6 miles from the project site. (Riv. Co. Environmental Assessment Report and Riverside County General Plan. http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm)

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:**

- (1) - No impact anticipated;
- (2) - Potentially beneficial;
- (3) - Potentially adverse;
- (4) - Requires mitigation;
- (5) - Requires project modification.

Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans	1	The proposed site has Multi-Use Area 3 zoning designation which allows low scale development with harmonious design to fit the character of any existing single family neighborhoods and any adopted design guidelines. Riverside County TLMA maintains information by street address. No street addresses are currently associated with the site which will consist of thirty-six (36) affordable housing units: 14 one-bedroom units, 16 two-bedroom units and 14 three-bedroom units. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (Riv. Co. Planning Dept. http://www3.tlma.co.riverside.ca.us/pa/rcdis/viewer.htm and Staff Review, 2009).
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there are a mixture of vacant land, commercial, and residential development (Staff Review, 2009).
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. Sources: Riverside County General Plan and Riv. Co. Environmental Assessment.
Erosion	1	No adverse impacts are expected regarding erosion. (Staff Review, 2009)
Soil Suitability	1	The site is not expected to have any adverse impacts regarding soil suitability. (Staff Review, 2009)

Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or effect the Project (GeoTracker, 2009).
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment (Staff Review, 2009).
Noise Contribution to Community Noise Levels	1	Noise levels may increase during construction of the Project, but will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented during the construction phase of the Project (Staff Review, 2009).
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles . As a result, there may be an adverse impact to the air quality; however, mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented to reduce this impact. (Staff Review, 2009)
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed development is located in an existing residential area. The Project will be compatible to surrounding areas, therefore, no adverse impacts are expected relating to visual quality, coherence, diversity, compatible uses, and scale. (Staff Review, 2009).

Socioeconomic	Code	Source of Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas (Staff Review, 2009).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant (Staff Review, 2009).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs; however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way (Staff Review, 2009).

Community Facilities and Services	Code	Source of Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. There are eleven elementary schools four middle schools, three high schools, two alternative schools and one adult school within the Murrieta Valley Unified School District which include one elementary, one middle, and one high school wihtin close proximity of the project site. In addition, the developer is required to pay applicable school fees prior to issuance of any building permits (Staff Review, 2009).
Commercial Facilities	1	No adverse impact are expected since the land use and zoning for the current use of the Project will not impact commercial facilities (Staff Review, 2009).

Health Care		1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Murrieta. Major medical care is available at Rancho Springs Medical Center in Murrieta, which has 96 beds. Hospital services are also available at Inland Valley, the region's only designated Trauma Center and county-designated Paramedic Base Station with 122 beds. (Staff Review, 2009).
Social Services		1	The Project may have a minimal increase in existing social services, however no adverse impacts are expected. The closest social services provided by the County are dispensed through offices located in Lake Elsinore, Corona, and Temecula. (Staff Review, 2009).
Solid Waste		1	The proposed project will not have a significant or adverse impact on issues relating to solid waste, No adverse impacts are expected. (Riv. Co. Assessment Study and Staff Review, 2009).
Waste Water		1	The Project will have a minimal increase in waste water, however, the Project will connect to the existing sewer system, therefore no adverse impacts are expected (Staff, 2009).
Storm Water		1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected (Staff Review, 2009).
Public Safety Police		1	Police protection in the project area is provided by the City of Murrieta's Police Department. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. (City of Murrieta http://www.murrieta.org/services/police/index.asp and Staff Review, 2009)
Fire		1	The proposed development is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the City of Murrieta's Fire Dpt. (City of Murrieta http://www.murrieta.org/services/fire/index.asp (Staff Review, 2009).
Emergency Medical		1	The Project will not have an adverse impact on emergency medical increases. Emergency medical services are available through both Rancho Springs and Inland Valley Medical Centers. In addition emergency medical services are available through the City of Murrieta's Fire Department which includes emergency medical services The developer shall comply with all rules, laws, ordinances and regulations of the City of Murrieta Fire Department. (Staff Review, 2009).
Open Space and Recreation Open Space		1	The proposed construction is not expected to have a significant or adverse impact on open space resources in the City of Murrieta. (Staff Review, 2009).
Recreation		1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of Quimby fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts (Staff Review, 2009).

Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection of Quimby fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts (Staff Review, 2009).
Transportation	1	The Project may generate an incremental increase in additional vehicular movement, however, current street system will not be adversely impacted. No substantial impact upon existing transportation systems is expected. (RivCo, 2009).

Natural Features	Code	Source or Documentation
Water Resources	1	Domestic water services are primarily provided by the Western Municipal Water District. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Murrieta. (RCIS, and Western Municipal Water District Water District)
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. (Staff Review, 2009).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. However, the project may have an impact on historical resources. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented during the construction phase of the Project. (Historical Resource Identification Investigation, Archeological Consulting Services ("ACS") dated October 2009).
Vegetation and Wildlife	1	The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, 2009).

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2715G in Zone X (FEMA, November 2009). It is not within the 100 years floodplain.
Coastal Barrier Resources Act/Coastal Barrier Improvement Act	1	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2009).
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed site is not located within an airport influence area, nor is it adversely impacted by a military airfield. The closest airport, Jacqueline Cochran Airport, located in Thermal, is over 3 miles from the project site. The Project is not expected to have any significant impact. (RivCo GIS, 2009).

Summary of Findings and Conclusions

The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other

None

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

No action for the construction of the Project will leave the site vacant and incompatible with the surrounding area as it is adjacent to residential neighborhoods.

Mitigation Measures Recommended

[24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Historical Preservation:

As a result of the Historical Resource Identification Investigation, the following historic preservation measures are recommended:

Recommendation No. 1

An archaeological monitor and a Native American monitor is recommended to inspect all ground disturbing activities including the following: weed abatement and extensive defoliation activities; fire breaks; utility and infrastructure installation and maintenance activities (eg., electric, natural gas, sewer, septic tank, water wells and conveyance systems, drains, culverts, catchment areas, roads, trails, bridges); subdivision preparations including placement of aerial survey markers, as well as surveying activities by licensed surveyors; all construction associated with sub-excavation and compaction; as well as trenching for utilities; in order to identify, document, and preserve any surface and/or buried Historical Resources (eg., Native American artifacts and/or archaeological features, etc.) that may be encountered during excavations.

Recommendation No. 2

Archaeological and Native American Monitors should be empowered to divert, redirect and/or halt construction in the areas where prehistoric and/or historic archaeological artifacts and/or features are discovered. Sufficient time should be permitted for the archaeological and Native American monitors to assess and if deemed significant, to fully excavate and recover the archaeological artifacts and/or features that are uncovered by the construction excavations.

Recommendation No. 3

Sufficient time and funding should be allotted for the preparation of an archeological monitoring report for this project. A professional report should be prepared pursuant to the Archeological Resource Management Reports (ARMR): Recommended contents and Format (CA-OHP 1989), the U.S. Secretary of the Interior's Standards (1998, 2005). One copy of the report should be filed with all Native Americans that request reports; one copy for the City of Murrieta Planning Department; and one copy for the Eastern Information Center, University of California, Riverside.

Recommendation No. 4

Native American artifacts should be curated with the Native American Group that demonstrates affiliation with the recovered Native American artifacts (ie., Luiseno and/or Cahuilla Tribes, etc.). Euro-American artifacts may be curated with the Native American Groups and/or a recognized curation facility. Additionally, artifacts should be displayed at public venues in order that the citizens of the region, state, and nation may enjoy and be enlightened by the displays.

Noise:

- 1) The Applicant shall submit a construction related noise mitigation plan to the City of Murrieta for review and approval. The plan shall depict the number, types, and location(s) of construction equipment and how the noise from the equipment will be reduced during construction.
- 2) The Applicant shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City of Murrieta.

Air Quality:

- 1) The Applicant is required to provide a water truck to continuously "water down" the graded areas to reduce the amount of dust from excavation as necessary to comply with AQMD Rule 403-Fugitive Dust. In addition, all heavy equipment must be regularly maintained to reduce emissions.
- 2) No wood burning stoves or wood burning fire places shall be permitted to reduce the degradation of air quality throughout the South Coast Air Basin.

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

- Riverside County General Plan
- Historical Resource Identification Investigation, Archeological Consulting Services ("ACS") dated October 2009.
- Economic Development Agency Staff Review (Staff). November 2009.
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>. Retried November 2009
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html>. Retrieved November 2009.
- Riverside County Geographic Information Systems (RivCo GIS).
- State of California: State Water Resources Control Board Geotracker (Geotracker). <http://geotracker.swrcb.ca.gov>. Retrieved November 2009.
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA). <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. Retrieved November 2009.
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Wetlands). <http://www.fws.gov/wetlands/data/Mapper.html>. Retrieved November 2009.

EXHIBIT "A"
Project Site



RIVERSIDE COUNTY GIS

Project Site



Project Site - Facing North



Project Site - Facing East



South of Project



West of Project Site