

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



ITEM: 3.7  
(ID # 17398)

**MEETING DATE:**

Tuesday, November 09, 2021

**FROM :** HOUSING AND WORKFORCE SOLUTIONS:

**SUBJECT:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Las Haciendas Apartments, City of Temecula, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 3. [\$0 - Housing Choice Voucher Program Project Based Vouchers 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for Las Haciendas Apartments, City of Temecula (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds and Certification (RROF) for Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;

Continued on page 2

**ACTION:Policy**

*Heidi Marshall*  
Heidi Marshall, Director

10/20/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: November 9, 2021  
xc: HHPWS

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of the Department of Housing, Homelessness Prevention and Workforce Solutions, or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Housing Choice Voucher Program Project Based Vouchers 100%			<b>Budget Adjustment:</b> No	
			For Fiscal Year: 2021/2022	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Community Housing Works (Developer), a nonprofit affordable housing developer, was selected to receive a total of eight (8) Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers (PBVs) under the Request for Proposal No. 2021-100 released by the Housing Authority of the County of Riverside (HACR) on April 7, 2021.

The Project Based Vouchers (PBVs) will provide rental subsidy upon new construction of Las Haciendas Apartments on approximately 2.87 acres of real property located at 28715 Las Haciendas Street & 28772 Calle Cortez, Temecula, CA 92590, more specifically Assessor's Parcel Numbers 921-050-016 and 921-050-020 (Project Site).

Las Haciendas Apartments is an affordable apartment community for low-income households that will consist of approximately 77 total units (76 affordable and one onsite manager unit). The residential buildings will consist of 15 one-bedroom units, 39 two-bedroom units and 23 three-bedroom units. One two-bedroom unit will be reserved for a fulltime on-site building manager.

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

The overall project will include two residential buildings and a community building. Each building is serviced with three sets of stairs. The community building will host the majority of the project's programming and services, as it will include a community multi-purpose room, leasing office, interview room, central laundry room, computer center, communal kitchen, reading nook, and workspace along with an outdoor trellis patio and an adjacent play area.

The HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for eight (8) PBVs for a twenty (20) year contract term consisting of 5 one-bedroom units and 3 two-bedroom units, for households at or below 30% of the Area Median Income. The balance of the units will be reserved for low-income households ranging from 30% to 60% of the area median income (AMI) restricted by Low Income Housing Tax Credits.

NEPA/CEQA Review

The environmental effects of activities carried out with PBVs derived from federal funds awarded by the U.S. Department of Housing and Urban Development (HUD) must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside, by and through its Department of Housing, Homelessness Prevention and Workforce Solutions (HHPWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On October 22, 2021, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of the HHPWS ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of both the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on October 22, 2021 pursuant to 24 CFR Section 58.43.

The City of Temecula acting as the lead agency for entitlements within the city will be completing the California Environmental Quality Act (CEQA) review for the development, including the Proposed Project.

Staff recommends that the Board approve the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds. County Counsel has reviewed and approved as to form the attached Environmental Assessment, Environmental Assessment



# Request for Release of Funds and Certification

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB No. 2506-0087  
(exp. 03/31/2020)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing, Homelessness Prevention and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Mervyn Manalo, Housing Specialist III, (951) 955-0774	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Las Haciendas Apartments, Temecula, CA 8 HCVP Project Based Vouchers	10. Location (Street address, city, county, State) 28715 Las Haciendas Street & 28772 Calle Cortez, Temecula, CA 92590, Assessor Parcel Numbers 921-050-016 and 921-050-020
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### 11. Program Activity/Project Description

The project activity includes the use of eight (8) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Proposed Project is located on approximately 2.87 acres of real property located at 28715 Las Haciendas Street & 28772 Calle Cortez, Temecula, CA 92590, Assessor Parcel Numbers 921-050-016 and 921-050-020 (Property). The overall project will include two residential buildings and a community building. Each building is serviced with three sets of stairs. The community building will host the majority of the project's programming and services, as it will include a community multi-purpose room, leasing office, interview room, central laundry room, computer center, communal kitchen, reading nook, and workspace along with an outdoor trellis patio and an adjacent play area. The residential buildings will consist of 15 1-bedroom units, 39 2-bedroom units and 23 3-bedroom units. The Project Based Voucher units will be restricted to individuals whose incomes do not exceed 30% of the area median income for the County of Riverside.

**Part 2. Environmental Certification (to be completed by responsible entity)**

**With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:**

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

**Chair, Riverside County Board of Supervisors**

Date signed

NOV 09 2021

Address of Certifying Officer

C/O Housing, Homelessness Prevention and Workforce Solutions, 3403 Tenth Street, Suite #300, Riverside, CA 92501

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**ATTEST:**

**KECIA R. HARPER, Clerk**

By  **DEPUTY**

Previous editions are obsolete

form HUD-7015.15 (1/99)

FORM APPROVED COUNTY COUNSEL

BY  **AMRIT P. DHILLON**

10/27/2021  
DATE

# THE PRESS-ENTERPRISE

Ad Copy:

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

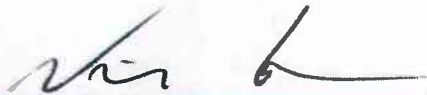
Ad Desc.: Las Haciendas Apartments FONSI and RROF /

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

**10/22/2021**

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

Date: October 22, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

COUNTY OF RIVERSIDE  
3403 10TH ST, STE 500  
RIVERSIDE, CA 92501

Ad Number: 0011494986-01

P.O. Number:



## **PUBLIC NOTICE**

**October 22, 2021**

County of Riverside  
Department of Housing, Homelessness Prevention and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501

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

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

### **REQUEST FOR RELEASE OF FUNDS**

On or about November 9, 2021, the County of Riverside Department of Housing, Homelessness Prevention and Workforce Solutions will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) to undertake the following project:

**PROJECT NAME:** Las Haciendas Apartments

**PURPOSE:** The project activity includes the allocation of eight (8) PBVs to be utilized by Community Housing Works, an affordable housing developer, to serve as rental subsidy for Las Haciendas Apartments, a three-story 77-unit multi-family apartment complex, including tenant amenity facilities. The proposed project is an infill, multi-family apartment development including 77 apartments, with 76 apartment homes reserved for low-income families and individuals with incomes ranging from 30% to 60% of Area Median Income (AMI). The new construction development is proposed with two residential buildings and a community building. One two-bedroom unit will be set aside for the manager's unit. Each building is serviced with three sets of stairs. The community building will host the majority of the project's programming and services, including a community multi-purpose room, leasing office, interview room, central laundry room, computer center, communal kitchen, reading nook, and workspace along with an outdoor trellis patio and an adjacent play area.

**LOCATION:** The proposed project is located on approximately 2.87 acres of vacant land located northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, Riverside County, California (Assessor's Parcel Numbers 921-050-016 and 921-050-020).

This activity may be undertaken over multiple years.

### **FINDING OF NO SIGNIFICANT IMPACT**

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 3403 Tenth Street, Suite 300, Riverside, California 92501. A copy of the draft EA may be requested via email at [mmanalo@rivco.org](mailto:mmanalo@rivco.org).

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Mervyn Manalo at 3403 Tenth Street, Suite 300, Riverside, California 92501 or email comments to [mmanalo@rivco.org](mailto:mmanalo@rivco.org). All comments received at the address specified above on or before November 8, 2021 will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **RELEASE OF FUNDS**

The County of Riverside certifies to the HUD Los Angeles Field Office that Supervisor Karen Spiegel in her capacity as the Chair of the County of Riverside Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the County of Riverside to allocate the Project Based Vouchers on behalf of the County of Riverside.

### **OBJECTIONS TO RELEASE OF FUNDS**

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

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

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: (1) Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov), and (2) Community Planning and Development at [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Press-Enterprise: 10/22



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

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

### **Project Information**

**Project Name:** Las-Haciendas-Apartments

**HEROS Number:** 900000010213791

**Project Location:** 28715 Las Haciendas Street, Temecula, CA 92590

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

The proposed Las Haciendas Apartments residential development would be located on an approximately 2.87-acre site northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, Riverside County, California. 28715 Las Haciendas Street & 28772 Calle Cortez, Temecula, CA 92590. The 2.87-acre project site comprises the 2.65-acre subject property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure. The project is located in the City of Temecula in southwestern Riverside County. The project is located south of the Interstate (I)-215 and I-15 interchange and west of I-15, within an unsectioned portion of Township 8 South, Range 3 West, on the U.S. Geological Survey (USGS) 7.5' Murrieta quadrangle. The project site occurs on Assessor's Parcel Numbers (APNs) 921-050-016 and 921-050-020, located northwest of the intersection of Jefferson Avenue and Calle Cortez, within a disturbed, vacant lot, which is bounded by existing commercial development and paved City streets: Las Haciendas Street on the north and Calle Cortez on the south. Jefferson Avenue is located a short distance to the east and Del Rio Road a short distance to the west.

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

The proposed Las Haciendas Apartments is an infill, multi-family apartment development on a 2.87 gross acre site in the Highest Resource Opportunity area in Temecula, California. It includes 77 apartments, with 76 apartment homes reserved for low-income families and individuals with incomes ranging from 30% to 60% of Area Median Income (AMI). The new construction development is proposed with two residential buildings and a community building. One two-bedroom unit will be set aside for the manager's unit. Each building is serviced with three sets of stairs. The residential buildings will consist of 15% of the units with mobility features and 10% of the units with communications features. The community building will host the majority of the project's programming and services, as it will include a community multi-purpose room, leasing office, interview room, central laundry room, computer center, communal kitchen, reading nook, and workspace along with an outdoor trellis patio and an adjacent play area. The development will provide 88 onsite parking spaces, consisting of 34 carport spaces and 54 surface spaces. In addition to the onsite parking for the development, Las Haciendas Apartments will be creating 20 street parallel-parking spaces. This project will



be an excellent example of revitalization within the Uptown Temecula neighborhood. The project proposes site grading and development for a 77-unit multi-family apartment complex, including tenant amenity facilities. Specifically, the development consists of multiple buildings, landscaped/greenbelt spaces, a play area for children, and paved surface parking throughout. The project also includes connections and improvements to existing public infrastructure such as, but not limited to: a new street, a new alley, new off-street parking spaces, and new sidewalks with curbs and gutters. The 2.87-acre project site comprises the 2.65-acre subject property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure.

**Funding Information**

Grant Number	HUD Program	Program Name
PBV3-21-004	Other	Project Based Vouchers

**Estimated Total HUD Funded Amount:** \$1,920,060.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$37,750,750.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.
Floodplain Management	The Proposed Project must be designed in accordance with an approved Flood Permit. This permit requires the building to be elevated the required 1 foot above the base-flood elevation. Project structures would not impede or alter flood flows, and runoff from the Proposed Project would be required to be retained onsite. Proof of compliance with these measures would be ensured

	<p>through proper monitoring of the construction process as required by the Proposed Project's Conditions of Approval. The Proposed Project is also subject to National Pollutant Discharge Elimination (NPDES) requirements and would implement a Storm Water Pollution Prevention Plan (SWPP) for the prevention of runoff during construction.</p> <p>The Project will maintain Flood Insurance as long as improvements remain located within a designated AE zone.</p> <p>The Project Site is characterized as vacant disturbed land with no sensitive biological or cultural resources identified. However, Conditions of Approval placed on the project will ensure proper biological and cultural resources surveys and monitoring will occur during construction. No impacts to sensitive resources on-site or off-site are expected to occur and no easements or replantings are necessary.</p>
Contamination and Toxic Substances	<p>The use of standard construction and engineering controls would avoid impacts associated with groundwater or soil contamination at the project site. As described below, if groundwater and soils at the site are impacted, proper precautions should be taken during construction to protect construction workers and future occupants of the site, and disposal and/or export of soil or groundwater would need to be properly managed as a regulated waste. If dewatering is required during construction, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula.</p>
Noise Abatement and Control	<p>A Noise Supplemental Analysis was prepared (HELIX 2021). The project site is located approx. 500 feet from Interstate 15 (I-15), within a 1,000 foot threshold distance of a major road that would have the potential to generate noise at the project site. Noise modeling used traffic volume data from the California Dept of Transportation's Traffic Census Program. Peak-hour traffic volumes were used to calculate the one-hour LEQ noise level, which is approx. equal to the day-night average noise level (DNL) and Community Noise Equivalent Level (CNEL).</p>

	<p>Exterior noise modeling indicated traffic noise levels from I-15 at the project site would be as high as 73 dB DNL. Noise levels are estimated to be within the "Normally Unacceptable" range of 65 to 75 dB DNL. The project's proposed primary outdoor use areas would be located on the "interior" of the project. The residential structures would block noise from I-15 to the exterior use areas, and noise levels at these areas are expected to be below 65 dB DNL. Due to the height of the residential apartments within the three-level structure, a ground-level noise barrier is not a practical method to reduce noise levels at the project for the residential units on the second and third levels. An exterior-to-interior noise analysis was conducted to estimate interior noise levels at the proposed multi-family residential units. The calculated interior noise levels with the recommended Sound Transmission Class (STC) rating for the walls and windows necessary to allow interior noise levels to be in compliance with the 45 dBA DNL standard are STC 46 walls and either STC 28 dual glazing windows or STC 29 standard glass windows. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.</p>
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	<p>The project is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the BMPs to be implemented during construction to reduce/eliminate discharges of pollutants to the storm drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management.</p>
Hazards and Nuisances including Site Safety and Site-Generated Noise	<p>The Phase II report noted if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the Regional Water Quality Control Board</p>



	(RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents. Additionally, as required by the Conditions of Approval for the project, a Conditions of Approval Flood Permit would be required for the project to be approved for occupation. Flood Insurance will also be maintained as long as the project is located within the boundaries of the AE flood zone.
Permits, reviews, and approvals	Building Permit, Encroachment Permit, Grading Permit, and Haul Route Permit

**Project Mitigation Plan**

Measures and conditions will be carried out and monitored by Community Housing Works as developer. Developer will need to provide evidence of mitigation to County. Rosalind Ross, Senior Project Manager, will be responsible for implementing and monitoring mitigation measures and the timeframe in which they will be completed. These measures and conditions must be incorporated into project contracts, development agreements and other relevant documents.

**Determination:**

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

Preparer Signature: Mervyn Manalo Date: 10/26/2021

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

Certifying Officer Signature: Karen S. Spiegel Date: NOV 09 2021

Name/ Title: Karen Spiegel, Chair Riverside County Board of Supervisors

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

FORM APPROVED COUNTY COUNSEL  
BY: APD 10/27/2021  
AMRIT P. DHILLON DATE

10/22/2021 18:35

ATTEST:  
KECIA R. HARPER, Clerk  
By [Signature]  
DEPUTY

Page 5 of 5

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

**Project Information**

**Project Name:** Las-Haciendas-Apartments

**HEROS Number:** 900000010213791

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

**RE Preparer:** Mervyn Manalo

**State / Local Identifier:**

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

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

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 28715 Las Haciendas Street, Temecula, CA 92590

**Additional Location Information:**

The proposed Las Haciendas Apartments residential development would be located on an approximately 2.87-acre site northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, Riverside County, California. 28715 Las Haciendas Street & 28772 Calle Cortez, Temecula, CA 92590. The 2.87-acre project site comprises the 2.65-

acre subject property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure. The project is located in the City of Temecula in southwestern Riverside County. The project is located south of the Interstate (I-)215 and I-15 interchange and west of I-15, within an unsectioned portion of Township 8 South, Range 3 West, on the U.S. Geological Survey (USGS) 7.5' Murrieta quadrangle. The project site occurs on Assessor's Parcel Numbers (APNs) 921-050-016 and 921-050-020, located northwest of the intersection of Jefferson Avenue and Calle Cortez, within a disturbed, vacant lot, which is bounded by existing commercial development and paved City streets: Las Haciendas Street on the north and Calle Cortez on the south. Jefferson Avenue is located a short distance to the east and Del Rio Road a short distance to the west.

**Direct Comments to:**

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

The proposed Las Haciendas Apartments is an infill, multi-family apartment development on a 2.87 gross acre site in the Highest Resource Opportunity area in Temecula, California. It includes 77 apartments, with 76 apartment homes reserved for low-income families and individuals with incomes ranging from 30% to 60% of Area Median Income (AMI). The new construction development is proposed with two residential buildings and a community building. One two-bedroom unit will be set aside for the manager's unit. Each building is serviced with three sets of stairs. The residential buildings will consist of 15% of the units with mobility features and 10% of the units with communications features. The community building will host the majority of the project's programming and services, as it will include a community multi-purpose room, leasing office, interview room, central laundry room, computer center, communal kitchen, reading nook, and workspace along with an outdoor trellis patio and an adjacent play area. The development will provide 88 onsite parking spaces, consisting of 34 carport spaces and 54 surface spaces. In addition to the onsite parking for the development, Las Haciendas Apartments will be creating 20 street parallel-parking spaces. This project will be an excellent example of revitalization within the Uptown Temecula neighborhood. The project proposes site grading and development for a 77-unit multi-family apartment complex, including tenant amenity facilities. Specifically, the development consists of multiple buildings, landscaped/greenbelt spaces, a play area for children, and paved surface parking throughout. The project also includes connections and improvements to existing public infrastructure such as, but not limited to: a new street, a new alley, new off-street parking spaces, and new sidewalks with curbs and gutters. The 2.87-acre project site comprises the 2.65-acre subject property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure.

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

The purpose and need for the proposal is to construct a much needed affordable residential development with 77-units, a community building and related parking and landscape improvements on a vacant 2.5-acre site in the City of Temecula. The provision of adequate affordable housing is a challenge in Riverside County due to the escalating



cost of housing in the region. This continuing trend amplifies the need for providing affordable housing to all household income levels, especially low and very low-income levels. Land costs, construction costs, and market financing contribute to the cost of housing investment and can potentially hinder the production of affordable housing. A key component in the cost of housing development is the price of raw land and any necessary improvements and infrastructure that must be made to a particular site. The diminishing supply of vacant residential land, combined with high demand, keeps land cost relatively high in Southern California. The project would accommodate a portion of the citywide demand for new housing. The project would provide affordable multi-family housing to contribute to the city's housing supply.

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

The project site consists of a vacant, disturbed lot fenced for security purposes. The project site is surrounded by a mix of commercial, residential, and light industrial uses. The project site is located within the Uptown Temecula Specific Plan area, which encourages mixed-use developments along the Jefferson Avenue corridor between Murrieta Creek and I-15. The project would be consistent with the surrounding land uses, and multi-family developments are encouraged throughout the City of Temecula to accommodate existing and planned future growth. While transit is not available adjacent to the project site, the nearest Riverside Transit Authority (RTA) bus stop is located approximately one mile north at the Promenade Temecula Mall, which is part of Route 23 connecting the nearby cities of Murrieta and Wildomar. The project area lies within the foothills of the Temecula Valley at the eastern base of the Santa Ana and Elsinore mountains and the Santa Rosa Plateau. The project area lies on the Elsinore Fault Zone and is situated just east of Murrieta Creek. The undeveloped 2.5-acre parcel is located in the City of Temecula bounded by streets on two sides, and abuts commercial and industrial businesses on opposite side. The site contains sand, soil, scattered vegetation, weeds and native plant materials. Existing street improvements include curbs on the street frontages. Trends likely to continue in the absence of the project may include light industrial or commercial business uses.

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

[Exhibit Las Haciendas Apts.pdf](#)

[Site Visit June 2 of 2021.pdf](#)

**Determination:**

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

**Approval Documents:**

**7015.15 certified by Certifying Officer  
on:**

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
PBV3-21-004	Other	Project Based Vouchers

**Estimated Total HUD Funded,  
Assisted or Insured Amount:** \$1,920,060.00

**Estimated Total Project Cost [24 CFR 58.2 (a)  
(5)]:** \$37,750,750.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is not located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). The project is consistent with DOD guidelines without further action. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain Coastal Barrier Resources System (CBRS) units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</p>	<p>The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements. The Federal Emergency Management Agency (FEMA) is involved in identifying and mapping flood-prone areas for jurisdictions that participate in the National Flood Insurance Program (NFIP). The NFIP is a federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the federal government that states if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas (SFHA), the federal government will make flood</p>
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		<p>insurance available within the community as a financial protection against flood losses. In support of the NFIP, FEMA identifies flood hazard areas throughout the United States and its territories by producing Flood Hazard Boundary Maps (FHBMs), Flood Insurance Rate Maps (FIRMs), and Flood Boundary &amp; Floodway Maps (FBFMs). Several areas of flood hazards are commonly identified on these maps. The City of Temecula and the County of Riverside participate in the NFIP; therefore, maps delineating the 100-year storm floodplain for the project area are available (FEMA 2021). The 100-year storm is defined as an event that has a 1 percent chance of occurring in any given year (i.e., rather than an event that occurs every 100 years). Potential floodplains cover much of the City's jurisdiction due to the Murrieta Creek corridor and associated tributaries. The southwest corner of the Las Haciendas Apartments project site is mapped as being within a FEMA 100-year Flood Zone AE (FEMA Flood Map Service Center, National Flood Hazard Risk). Zone AE is an area with a 1 percent annual chance of being flooded. This is also referred to as the base flood. Therefore, the project would be required to obtain insurance through the NFIP.</p>
<p align="center"><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Ozone, Particulate Matter, &lt;2.5 microns, Particulate Matter, &lt;10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The</p>

		project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>A Phase I Environmental Site Assessment (ESA) report evaluated the site and nearby properties for contamination via site reconnaissance and database searches. The Phase I ESA recommended that a subsurface investigation (i.e., soil, soil vapor, and groundwater sampling) be completed to further evaluate whether there may be a vapor intrusion risk to future residential occupants of the site. The Phase II ESA completed by SCS Engineers in June 2019 collected soil and groundwater samples from four soil borings at various depths to analyze for petroleum hydrocarbons and VOCs, such as TCE, and advanced seven soil vapor borings to 5 feet below grade at the project site. Soils sampled at the site had no detectable concentrations of petroleum hydrocarbons or VOCs. Groundwater sampled at the site was positive for TCE exceeding the California Maximum Contaminant Levels (MCLs). However, the site's groundwater does not have existing or potential beneficial uses. Detectable concentrations of TCE were reported in only one of the seven soil vapor probe locations sampled. The presence of contaminants in the groundwater and possibly soils beneath the central-eastern portion of the site is consistent with the presumed location of the former UST release at the adjacent property to the east. The report noted that if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer</p>

		<p>system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Based on these findings, the Phase II ESA recommended additional soil vapor sampling on-site. A Soil Vapor Sampling and Human Health Risk Screening Assessment was conducted in 2021 by SCS Engineers. In January 2021, SCS oversaw the drilling and installation of seven additional soil vapor borings at the project site within the footprint of the future residential buildings based on the site plan. The VOC chloroform was reported to be present above the laboratory reporting limit in one of the seven soil vapor samples analyzed. Therefore, a vapor intrusion risk screening (VIRS) was conducted to assess the likelihood that a significant human health risk exists at the site as a result of vapor phase migration of VOCs. The VIRS found that the maximum reported ambient concentrations of chloroform at the site is below the EPA Residential Screening Level, suggesting a low likelihood of risk from vapor intrusion for the proposed residential use. Therefore, no further analysis would be required to assess the project site's contaminants. Implementation of the previously identified recommendations for construction and engineering controls during construction would adequately mitigate the potential for contaminant impacts to construction workers and future</p>
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		residents. Attachments: Phase I ESA (SCS Engineers 2019a), Phase II ESA (SCS Engineers 2019b), and Soil Vapor Sampling and Human Health Risk Screening Assessment (SCS Engineers 2021).
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. To determine whether the project would impact endangered species, HELIX Environmental Planning, Inc. (HELIX) conducted a biological survey of the project site, which included vegetation mapping, habitats assessments for special status species, an assessment of MSHCP Riparian/Riverine and Vernal Pool areas, and a wet-season survey for listed large branchiopods. The project site is located within the Western Riverside County Multiples Species Habitat Conservation Plan (MSHCP). The project site is within Subunit 1 (Murrieta Creek) in the central portion of the Southwest Area Plan, within Criteria Cell 6891. The project proposes residential development resulting in permanent disturbance to the entire project site. Nearly the entire site was mapped as disturbed land; areas along the northwest and southeast of the site associated with Las Haciendas and Calle Cortez streets, respectively, were mapped as developed land. Based on HELIX's search of the California Natural Diversity Database (CNDDDB) and United States Department of Fish &amp; Wildlife Service (USFWS) sensitive species query, a total of 23 sensitive plant species were determined to have the potential to occur on the project site. All 23 species were analyzed, but only two species (San Diego ambrosia [<i>Ambrosia pumila</i>]</p>

		<p>and smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>) were determined to have potential to occur on the project site. San Diego ambrosia is listed as a federally endangered species. Both smooth tarplant and San Diego ambrosia are covered species under the MSHCP. Because these species are covered under the MSHCP, these species are considered fully/adequately covered and rare plant surveys are not required. Furthermore, no native vegetation communities were identified or mapped on the project site by HELIX. Based on the CNDDDB and USFWS sensitive species query, a total of 14 sensitive animal species were analyzed for their potential to occur within the project site. Results of the analysis concluded that none of these species have potential (moderate or higher) to occur on the project site. HELIX also conducted a fairy shrimp survey to determine the presence of suitable habitat and endangered fairy shrimp on-site. It was determined that the project site does not support MSHCP Riparian/Riverine or Vernal Pool areas. However, one fairy shrimp species was detected within one of the features sampled on-site. The species detected was identified as a versatile fairy shrimp, which is non-listed. The federally listed endangered Riverside fairy shrimp or federally listed as threatened vernal pool fairy shrimp were not observed in any of the on-site features. Therefore, no special-status fairy shrimp were detected during the survey. Based on this assessment of the project site, implementation of the project would not affect federally listed endangered species.</p>
<b>Explosive and Flammable Hazards Above-Ground Tanks)</b> [24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of

		<p>the project site. The project is in compliance with explosive and flammable hazard requirements. The Las Haciendas Apartments project site is located in the western portion of the City of Temecula. A review of the California State Water Resource Control Board's (SWRCB) GeoTracker database and California Department of Toxic Substances and Control (DTSC) EnviroStor database did not find any above ground storage tanks within one mile of the project site. However, according to the Phase I Environmental Site Assessment, a site with two above ground storage (AST) tanks is within 0.25 mile of the project site. These ASTs are not anticipated to result in any impacts or leaks as they are not associated with unauthorized releases of hazardous substances (SCS Engineers 2019, Page 10). Therefore, impacts associated with explosive materials and hazardous facilities would be less than significant.</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 includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act. The proposed Las Haciendas Apartment residential development (project) would be located on an approximately 2.87-acre site northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, Riverside County, California. The project site is a disturbed, vacant lot, which is bounded by existing commercial development and paved City streets. The 2.87-acre project site comprises the 2.65-acre subject</p>



		<p>property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure. The project site occurs on Assessor's Parcel Numbers (APNs) 921-050-016 and 921-050-020. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey, the soils underlying the project site consist of Chino silt loam and Riverwash, which are not classified as soils consistent with the properties and qualities of farmland soils (NRCS 2021). Furthermore, according to mapping available from the State of California's Department of Conservation Important Farmland Finder, the project site is mapped within an area defined as "Urban and Built-Up Land," and does not support agricultural uses. The project site does not contain lands mapped by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2016). Based on this assessment of the project site, implementation of the project would not affect farmlands and no impacts would occur.</p>
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>This project is located in a 100-year floodplain. The project undertook an 8-step decision making process for complying with the floodplain management requirements of 24 CFR 55.20. The 8-Step is required by both Executive Order 11988 (Floodplain Management) &amp; Executive Order 11990 (Wetlands Protection). 24 CFR Part 55 are HUD's regulations developed to establish standards to ensure compliance with both of these Executive</p>

		<p>Orders. By completing the 8-Step process as outlined, the project complies with Executive Order 11988 and can be implemented. No wetlands that would be subject to Executive Order 11990 occur on-site. The 8-step process undertaken for the project provided for early and final public input and review of the proposed project actions. The attached Las Haciendas 8-Step Process document describes the outreach process, practicable alternatives identified and analyzed, and measures that will be implemented by the project to minimize flood impacts. It determines that there is no practicable alternative to the proposed project. The 8-Step Process determined that the Proposed Project's minimal overlap with the AE flood zone and requirement to obtain and construct per an approved Flood Permit and maintain Flood Insurance while located within the AE zone would minimize any existing risk associated with development. The County of Riverside and City of Temecula would assure that this project, as conditioned, is executed and necessary language would be included in all agreements with participating parties. These entities would also ensure proper monitoring of the construction process occurs and no unnecessary impacts occur nor unnecessary risks are taken. With these 8 steps completed, the project can be implemented.</p>
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Each of the 15 tribes identified and listed on HUD's Tribal Directory Assessment Tool was contacted requesting review and comment of the project and site. Only</p>

		Agua Caliente Band of Cahuilla Indians responded stating the project is not located within the Tribe's Traditional Use Area and deferred to the other tribes in the area. Consultation efforts began June 24, 2021 and concluded well beyond the 30 days after without response for the remaining 14 tribes.
<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Noise Assessment was conducted. The noise level was normally unacceptable: 73.0 db. A Noise Supplemental Analysis was prepared (HELIX 2021). The project site is located approx. 500 feet from Interstate 15 (I-15), within a 1,000 foot threshold distance of a major road that would have the potential to generate noise at the project site. Noise modeling used traffic volume data from the California Dept of Transportation's Traffic Census Program. Peak-hour traffic volumes were used to calculate the one-hour LEQ noise level, which is approx. equal to the day-night average noise level (DNL) and Community Noise Equivalent Level (CNEL). Exterior noise modeling indicated traffic noise levels from I-15 at the project site would be as high as 73 dB DNL. Noise levels are estimated to be within the "Normally Unacceptable" range of 65 to 75 dB DNL. The project's proposed primary outdoor use areas would be located on the "interior" of the project. The residential structures would block noise from I-15 to the exterior use areas, and noise levels at these areas are expected to be below 65 dB DNL. Due to the height of the residential apartments within the three-level structure, a ground-level noise barrier is not a practical method to reduce noise levels at the project for the residential units on the second and third levels. An exterior-to-interior noise analysis was conducted to estimate interior noise levels at the proposed multi-family



		residential units. The calculated interior noise levels with the recommended Sound Transmission Class (STC) rating for the walls and windows necessary to allow interior noise levels to be in compliance with the 45 dBA DNL standard are STC 46 walls and either STC 28 dual glazing windows or STC 29 standard glass windows. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. According to the U.S. Environmental Protection Agency (USEPA) National Geographic Information Systems (GIS) layer of sole source aquifers, there are no sole source aquifers within the County of Riverside boundaries. Therefore, the project would have no impact.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. HELIX Environmental Planning, Inc. (HELIX) conducted a biological survey of the project site, which included vegetation mapping, habitats assessments for special status species, an assessment of MSHCP Riparian/Riverine and Vernal Pool areas, and a wet-season survey for listed large branchiopods. The project site is located within the Western Riverside County Multiples Species Habitat Conservation Plan (MSHCP). The project site is within Subunit 1 (Murrieta Creek) in the central portion of the Southwest Area Plan, within Criteria Cell 6891. Based on HELIX's analysis, it was determined that the project site does not support

		<p>MSHCP Riparian/Riverine or Vernal Pool areas. Nearly the entire site was mapped as disturbed land; areas along the northwest and southeast of the site associated with Las Haciendas and Calle Cortez streets, respectively, were mapped as developed land. The Murrieta Creek is located approximately 0.12 mile west of the project site, which could contain wetland habitat. However, project development would be restricted to previously developed or disturbed areas. Therefore, implementation of the project would not impact wetlands.</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>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. According to the National Rivers Inventory, the wild and scenic river segment closest to the project site is an 11-mile segment of the Whitewater River in San Bernardino County that is more than 50 miles away. Therefore, the project would have no impact on Wild and Scenic Rivers.</p>
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<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>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Because the proposed project would not cause high and adverse environmental impacts, it would not impact or disproportionately affect low income or minority populations. To the contrary, the project would provide additional housing that could benefit these communities located in the region.</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	The proposed project includes a 77-unit multi-family apartment complex that conforms to the land use designation and restrictions prescribed by the Uptown Temecula Specific Plan (SP-14) and the City of Temecula's Municipal Code. Specifically, the SP-14 area allows for residential land uses and envisions a mixed-use development along Jefferson Avenue. Per the applicable comprehensive plans and zoning, the project is intended to accommodate development with residential land uses. The project would also support the General Plan goal to provide affordable housing throughout the City.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	Pursuant to the project's geotechnical evaluation prepared by Atlas Technical Consultants, LLC, the project site has a relatively level topography. Development is not expected to cause or contribute to an erosion-related adverse effect on the environment. Erosion during construction will be	The project is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		minimized or avoided through compliance with a National Pollutant Discharge Elimination System (NPDES) construction general storm water permit pursuant to California State Water Resources Control Board Order No. R9-2013-0001, which established the MS4 permit and was most recently amended in November 2015 by Order R9-2015-0100. These orders require that the project developer prepare and implement source control and site design measures, in addition to storm water pollutant control best management practices (BMPs) to minimize or prevent soil erosion. The project is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the BMPs to be implemented during construction to reduce/eliminate discharges of pollutants to the storm	Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the BMPs to be implemented during construction to reduce/eliminate discharges of pollutants to the storm drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management. Based on these requirements, the project would not cause an adverse impact related to stormwater.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	<p>According to the geotechnical report prepared by Atlas Technical Consultants, the project site is located within an Alquist-Priolo Earthquake Fault Zone because the Elsinore Fault is within 1,100 feet of the project site. However, no active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture related damage is considered low.</p> <p>Furthermore, the project would be required to comply with typical construction and design features to avoid fault hazards. The project site is mapped as lying within a liquefaction zone. Therefore, the geotechnical report recommended performing remedial grading to reduce the potential for distress to the planned buildings. The planned buildings would be supported on shallow spread footings with grade</p>	<p>The Phase II report noted if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the Regional Water Quality Control Board (RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		beams bearing on compacted fill to avoid liquefaction impacts. The project site was evaluated for potential hazardous materials contamination in a Phase I and Phase II Environmental Site Assessment and Soil Vapor Sampling prepared by SCS Engineers. The results concluded that an adjacent property on Jefferson Street experienced an unauthorized release of gasoline, waste oil, and solvents from underground storage tanks in the 1990s. This release reportedly occurred in close proximity to the eastern boundary of the project site and the groundwater flow direction was reported as being to the southwest, which is towards the site. The vapor testing determined the presence of the volatile organic compound (VOC) chloroform from one tested sample. However, the concentration was below screen level thresholds established by the U.S. Environmental Protection Agency (USEPA). The Phase II report noted if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES)	residents. Additionally, as required by the Conditions of Approval for the project, a Conditions of Approval Flood Permit would be required for the project to be approved for occupation. Flood Insurance will also be maintained as long as the project is located within the boundaries of the AE flood zone.



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		permit will need to be obtained from the Regional Water Quality Control Board (RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents.	
Energy Consumption/Energy Efficiency	2	Electrical and natural gas service is provided to the project site by local utility Pacific Gas & Electric. The project would be constructed in accordance with California's strict energy efficiency standards as codified in the Title 24 California Code of Regulations. Accordingly, the project would not have an adverse effect on the environment with regard to energy consumption.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	The project would include the construction of a multi-family apartment complex	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		on an existing vacant lot. A total of 77 residential units would be constructed. The project would assist the region in meeting housing objectives. There would be no displacement of employment opportunities or negative changes to income patterns.	
Demographic Character Changes / Displacement	1	The project would provide 77 permanent affordable housing units for low-income individuals in the Temecula community. This provision of housing is considered beneficial from a demographic standpoint to meet the region's housing demand.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The project would not directly impact educational facilities because none are located on the project site. The nearest school would be Temecula Elementary School located approximately one mile east of the project site. The project is consistent with the site's zoning and land use designations and compatible with the educational facility planning. The project site is located with the Temecula Valley Unified School District. Any project-related increase in school-aged children within the district would be negligible and not constitute an adverse impact.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Commercial Facilities (Access and Proximity)	2	The project would include the construction of a residential development on an existing vacant lot. There would be no changes to commercial retail space.	
Health Care / Social Services (Access and Capacity)	2	The project would not directly impact any health care facilities. There are a number of health care facilities in the region. Health care facilities near the project site include Temecula Valley Hospital, approximately 3.5 mile southeast of the site, and the Rancho Springs Medical Center, approximately 3 miles north of the site. The nearest full-service emergency room is at the Inland Valley Medical Center, approximately 4 miles north of the project site. Based on the 77-residential-unit scale of the project, the number of new residents would not generate the need for construction of new health care facilities. Also, the project would not directly impact any social services facilities. The number of new residents would not generate the need for new construction of social services facilities.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The project would generate a minimal amount of construction waste. All non-recyclable solid waste generated during	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		construction would be taken to a landfill with sufficient permitted capacity. Local landfills include the City of Moreno Valley's Badlands Landfill, and the privately operated El Sobrante Landfill, which is expected to continue accepting the majority of Riverside County's solid waste through 2047 or later. Based on the scale of the project, the residents of the project would not generate solid waste in excess of the local/regional landfills' capacity, and impacts would not be adverse.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Wastewater would be collected by the City of Temecula Public Works Department. Wastewater facilities for the City are provided by the Eastern Municipal Water District (EMWD). The majority of wastewater in Temecula is treated at EMWD's Temecula Valley Regional Water Reclamation Facility. Based on the scale of the project, it would not generate the need to construct new wastewater collection or treatment facilities or otherwise cause adverse wastewater impacts.	
Water Supply (Feasibility and Capacity)	2	The Rancho California Water District (RCWD) is the water provider for the project site and the City of Temecula.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		The RCWD purchases water from the Metropolitan Water District of Southern California, which imports water from northern California via the State Water Project and from the Colorado River via the Colorado River Aqueduct. The project is consistent with the site's zoning and land use designations and is therefore compatible with the City's water supply planning. Additionally, the project falls below the State of California-mandated threshold for preparing a project-specific Water Supply Assessment pursuant to California Water Code s.10910-10915. Based on the scale of the project, it would not generate the need to construct new water treatment or conveyance facilities.	
Public Safety - Police, Fire and Emergency Medical	2	The project would be served by the City of Temecula Police Department, which contracts with the Riverside County Sheriff Department (RCSD). The nearest police station is located at 40820 Winchester Road, approximately 4 miles north of the project site. Based on the scale of the project, it would not generate the need for new or expanded police services. The project would be served by the Temecula Fire Department,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>which contracts with the Riverside County Fire Department (RCFD). The closest fire station is located at 41000 Main Street, approximately 1 mile south of the project site. Based on the scale of the project, it would not generate the need for new or expanded fire protection services. Paramedic services would also be provided by the Temecula Fire Department. The nearest full-service emergency room is at the Inland Valley Medical Center, approximately 4 miles north of the site. Based on the scale of the project, it would not generate the need for new or expanded emergency medical services.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The project would not affect existing open space or create new open space, with the exception of common area space provided for the residents. Based on the scale of the project, it would not create a demand for new open space in the community or otherwise cause an adverse impact to open space. The project would also not affect existing recreational facilities.</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>The project would generate addition vehicle traffic on the surrounding roadways. It is assumed project residents</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		would use public transit or personal automobiles for transportation. The project would be required to meet the City's design standards in relation to protection of pedestrian and bicycle traffic. Furthermore, based on the scale of the project, it would support existing transit routes by providing additional riders but would not create the need for new or modified transit service.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	The project site is within a developed, urban area and does not contain unique natural features, water sources, or agricultural lands.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The developed project site does not contain native vegetation or sensitive wildlife.	
Other Factors	2	No other factors have been identified that would result in an adverse effect on the environment.	

**Supporting documentation**

[16 PHASE II ESA\(1\).pdf](#)  
[16 PHASE I ESA\(2\).pdf](#)  
[6 MSHCP Biology Report\(1\).pdf](#)  
[6 WSFS Complete\(1\).pdf](#)  
[16 Soil Vapor Report\(1\).pdf](#)  
[14 Noise Supplemental Analysis Complete\(1\).pdf](#)  
[12 Las Haciendas Temecula Cultural Survey\(1\).pdf](#)  
[1 Air Quality Supplemental Analysis Complete.pdf](#)

**Additional Studies Performed:**

Air Quality Supplemental Analysis. HELIX Environmental Planning, Inc. prepared the project's air quality analysis dated July 2021. Cultural Resources Survey. HELIX Environmental Planning, Inc. prepared the project's Cultural Resources Survey dated July 2021. Noise Supplemental Analysis. HELIX Environmental Planning, Inc. prepared the project's noise analysis prepared in July 2021. Soil Vapor Report. SCS Engineers prepared the project's Soil Vapor Report in March 2021. Geotechnical Evaluation. Atlas Technical Consultants, LLC prepared the project's Geotechnical Evaluation in February 2021. Wet Season Fairy Shrimp Survey Report. HELIX Environmental Planning, Inc. prepared the Wet Season Fairy Shrimp Survey Report in June 2020. Multiple Species Habitat Conservation Plan Consistency Analysis. HELIX Environmental Planning, Inc. prepared the project's consistency analysis in February 2020. Phase I Environmental Site Assessment. SCS Engineers prepared the project's Phase 1 Environmental Site Assessment in May 2019. Phase II Environmental Site Assessment. SCS Engineers prepared the project's Phase II Environmental Site Assessment in June 2019.

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

by:

Mervyn Manalo

6/2/2021 12:00:00 AM

[Site Visit June 2 of 2021.pdf](#)

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

Atlas Technical Consultants, LLC 2021 Geotechnical Evaluation California Department of Conservation (CDC) 2016 Important Farmland Finder California Department of Toxic Substances and Control (DTSC) 2021 EnviroStor Database California Coastal Commission's (CCC) 2021 Coastal Zone Boundary Map California State Water Resource Control Board (SWRCB) 2021 GeoTracker Database HELIX Environmental Planning, Inc. (HELIX) 2021 Air Quality Supplemental Analysis 2021 Cultural Resources Survey 2021 Noise Supplemental Analysis 2020 Multiple Species Habitat Conservation Plan Consistency Analysis 2020 Wet Season Fairy Shrimp Survey Federal Aviation Administration (FAA) 2021 Determination of No Hazard to Air Navigation Federal Emergency Management Administration (FEMA) 2021 Flood Map Service Center, National Flood Hazard Risk for Riverside County; United States Geological Survey (USGS). SCS Engineers. 2021 Soil Vapor Report 2019 Phase II Environmental Site Assessment 2019 Phase 1 Environmental Site Assessment U.S. Environmental Protection Agency (USEPA) 2021 Sole Source Aquifer Interactive Map. Available at: <https://www.epa.gov/dwssa> U.S. Department of Agriculture (USDA) 2021 Natural Resources Conservation Service's (NRCS) Web Soil Survey U.S. National Park Service (NPS) 2021 National Rivers Inventory Available at: <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>

**List of Permits Obtained:**

Building Permit, Encroachment Permit, Grading Permit, and Haul Route Permit

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

Public Notice of both the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published in the Press Enterprise on October 22, 2021 pursuant to 24 CFR Section 58.43.

[0011494986 Affidavit for FONSI-RROF.pdf](#)

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

The project would not be expected to contribute to a significant cumulative impact under NEPA because it would consist of a residential project that would be (A) located on a site identified by the City of Temecula as suitable for future residential development, and (B) consistent with the site's general plan land use and zoning designations. State and local planning guidelines encourage the development of urban infill multi-family housing in areas served by transit because this type of development contributes less to cumulative effects on the environment in comparison to the development of previously undisturbed sites (many of which contain native vegetation and wildlife species) in more remote locations.

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

The project would develop new construction of a 77-unit housing development. No other modifications or alternate uses were considered for the Proposed Action.

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

If the No Action Alternative is implemented, it would avoid the insignificant impacts of the project. The No Action Alternative would not meet the proposed project's goal of providing housing for the City (specifically, the provision of 77 units of housing).

**Summary of Findings and Conclusions:**

The project is required to comply with San Diego Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the best management practices (BMPs) to be implemented during construction to reduce/eliminate discharges of pollutants to the storm drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management. The Phase II report noted if dewatering is required, water may need to be filtered through appropriate media prior to discharging to the sanitary sewer

system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the Regional Water Quality Control Board (RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents. Additionally, as required by the Conditions of Approval for the project, a Conditions of Approval Flood Permit would be required for the project to be approved for occupation. Flood Insurance will also be maintained as long as the project is located within the boundaries of the AE flood zone. The project would include the construction of a multi-family apartment complex on an existing vacant lot. A total of 77 residential units would be constructed. The project would assist the region in meeting housing objectives. There would be no displacement of employment opportunities or negative changes to income patterns. The project would provide 77 permanent affordable housing units for low-income individuals in the Temecula community. This provision of housing is considered beneficial from a demographic standpoint to meet the region's housing demand.

**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
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued	N/A	The Project must obtain Flood Insurance prior to construction and maintain Flood Insurance while located within the AE Zone. Developer anticipates flood insurance as part of builder's risk policy during	



	for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.		construction and as part of permanent insurance when construction is complete. As long as a portion of the property remains in Flood zone AE, owner will maintain flood insurance. It will be a requirement of financial partners and the permanent loan lender to maintain flood insurance on the property as long as the property remains in the flood zone.	
Floodplain Management	The Proposed Project must be designed in accordance with an approved Flood Permit. This permit requires the building to be elevated the required 1 foot above the base-flood elevation. Project structures would not impede or alter flood flows, and runoff from the Proposed Project would be required to be retained onsite. Proof of compliance with these measures would be ensured through proper monitoring of the construction process as required by the Proposed Project's Conditions of Approval. The Proposed Project is also subject to National Pollutant Discharge Elimination (NPDES)	N/A	The Project must obtain a Flood Permit and implement the project per the Flood Permit requirements, including elevating structures the required 1 foot above the base-flood elevation. The Project must obtain Flood Insurance and maintain Flood Insurance while located within the AE Zone. The Project must show proof that it	

	<p>requirements and would implement a Storm Water Pollution Prevention Plan (SWPP) for the prevention of runoff during construction.</p> <p>The Project will maintain Flood Insurance as long as improvements remain located within a designated AE zone.</p> <p>The Project Site is characterized as vacant disturbed land with no sensitive biological or cultural resources identified. However, Conditions of Approval placed on the project will ensure proper biological and cultural resources surveys and monitoring will occur during construction. No impacts to sensitive resources on-site or off-site are expected to occur and no easements or replantings are necessary.</p>		<p>is managing runoff through the National Pollutant Discharge Elimination (NPDES) requirements and Storm Water Pollution Prevention Plan (SWPP).</p>	
Contamination and Toxic Substances	<p>The use of standard construction and engineering controls would avoid impacts associated with groundwater or soil contamination at the project site. As described below, if groundwater and soils at the site are impacted, proper precautions should be taken during construction to protect construction workers and future occupants of the site, and disposal and/or export of soil or groundwater would need to be properly managed as a regulated waste. If dewatering is required during construction, it may need to be filtered</p>	N/A	<p>Standard construction and engineering controls is recommended to avoid impacts associated with groundwater or soil contamination at the project site. If groundwater and soils at the site are impacted, proper precautions should be taken during construction to</p>	

	through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula.		protect construction workers and future occupants of the site, and disposal and/or export of soil or groundwater would need to be properly managed as a regulated waste. If dewatering is required during construction, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula.	
Noise Abatement and Control	A Noise Supplemental Analysis was prepared (HELIX 2021). The project site is located approx. 500 feet from Interstate 15 (I-15), within a 1,000 foot threshold distance of a major road that would have the potential to generate noise at the project site. Noise modeling used traffic volume data from the California Dept of Transportation's Traffic	N/A	Sound Transmission Class (STC) 46 rated walls and either STC 28 rated dual glazing windows or STC 29 rated standard glass windows are recommended to allow interior noise levels to be	

	<p>Census Program. Peak-hour traffic volumes were used to calculate the one-hour LEQ noise level, which is approx. equal to the day-night average noise level (DNL) and Community Noise Equivalent Level (CNEL). Exterior noise modeling indicated traffic noise levels from I-15 at the project site would be as high as 73 dB DNL. Noise levels are estimated to be within the "Normally Unacceptable" range of 65 to 75 dB DNL. The project's proposed primary outdoor use areas would be located on the "interior" of the project. The residential structures would block noise from I-15 to the exterior use areas, and noise levels at these areas are expected to be below 65 dB DNL. Due to the height of the residential apartments within the three-level structure, a ground-level noise barrier is not a practical method to reduce noise levels at the project for the residential units on the second and third levels. An exterior-to-interior noise analysis was conducted to estimate interior noise levels at the proposed multi-family residential units. The calculated interior noise levels with the recommended Sound Transmission Class (STC) rating for the walls and windows necessary to allow interior noise levels to be in compliance with the 45 dBA DNL standard are STC 46 walls and either STC 28 dual glazing windows or STC 29 standard</p>		<p>in compliance with the 45 dBA DNL standard. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.</p>	
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	glass windows. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.			
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	The project is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the BMPs to be implemented during construction to reduce/eliminate discharges of pollutants to the storm drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management.	N/A	Project is required to comply with San Diego Regional Water Quality Control Board Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego and Riverside Regions. The Water Pollution Control Plan (WPCP) shall depict the BMPs to be implemented during construction to reduce/eliminate discharges of	

			pollutants to the storm drain conveyance system. The WPCP shall include but not be limited to erosion and sediment control BMPs, phased grading, good housekeeping measures, and site and materials management.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	The Phase II report noted if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the Regional Water Quality Control Board (RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents. Additionally, as required by	N/A	If dewatering is required by the City of Temecula, water may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the Regional Water Quality Control Board (RWQCB) in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable	

	<p>the Conditions of Approval for the project, a Conditions of Approval Flood Permit would be required for the project to be approved for occupation. Flood Insurance will also be maintained as long as the project is located within the boundaries of the AE flood zone.</p>		<p>concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Implementation of these recommendations during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents. Additionally, as required by the Conditions of Approval for the project, a Conditions of Approval Flood Permit would be required for the project to be approved for occupation. Flood Insurance will also be maintained as long as the project is located within the boundaries of the AE flood zone.</p>	
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**Project Mitigation Plan**

Measures and conditions will be carried out and monitored by Community Housing Works as developer. Developer will need to provide evidence of mitigation to County. Rosalind Ross, Senior Project Manager, will be responsible for implementing and monitoring mitigation measures and the timeframe in which they will be completed. These measures and conditions must be incorporated into project contracts, development agreements and other relevant documents.

**Supporting documentation on completed measures**



**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

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

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

✓ No

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

Yes

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

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is not located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). The project is consistent with DOD guidelines without further action. The project is in compliance with Airport Hazards requirements.

**Supporting documentation**

[2 Figure A Airport Vicinity.pdf](#)

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

Yes

✓ No

**Coastal Barrier Resources**

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

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

**Compliance Determination**

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

**Supporting documentation**

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

Yes

✓ No

**Flood Insurance**

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

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

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

✓ Yes

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

[11 Flood MapFEMA.pdf](#)

[11 FEMA Temecula Flood Panel.pdf](#)

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

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

No

✓ Yes

**3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?**

✓ Yes, the community is participating in the National Flood Insurance Program.

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

Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

No. The community is not participating, or its participation has been suspended.

### **Screen Summary**

#### **Compliance Determination**

The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements. The Federal Emergency Management Agency (FEMA) is involved in identifying and mapping flood-prone areas for jurisdictions that participate in the National Flood Insurance Program (NFIP). The NFIP is a federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the federal government that states if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas (SFHA), the federal government will make flood insurance available within the community as a financial protection against flood losses. In support of the NFIP, FEMA identifies flood hazard areas throughout the United States and its territories by producing Flood Hazard Boundary Maps (FHBMs), Flood Insurance Rate Maps (FIRMs), and Flood Boundary & Floodway Maps (FBFMs). Several areas of flood hazards are commonly identified on these maps. The City of Temecula and the County of Riverside participate in the NFIP; therefore, maps delineating the 100-year storm floodplain for the project area are available (FEMA 2021). The 100-year storm is



defined as an event that has a 1 percent chance of occurring in any given year (i.e., rather than an event that occurs every 100 years). Potential floodplains cover much of the City's jurisdiction due to the Murrieta Creek corridor and associated tributaries. The southwest corner of the Las Haciendas Apartments project site is mapped as being within a FEMA 100-year Flood Zone AE (FEMA Flood Map Service Center, National Flood Hazard Risk). Zone AE is an area with a 1 percent annual chance of being flooded. This is also referred to as the base flood. Therefore, the project would be required to obtain insurance through the NFIP.

**Supporting documentation**[11\\_Flood MapFEMA\(1\).pdf](#)[11\\_FEMA Temecula Flood Panel\(1\).pdf](#)**Are formal compliance steps or mitigation required?**☒ Yes☐ No

**Air Quality**

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

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

✓ Yes

No

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

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

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

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

✓ Carbon Monoxide

Lead

✓ Nitrogen dioxide

Sulfur dioxide

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

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

Carbon monoxide	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

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

Both annual emissions and daily emissions from Project construction and operations were estimated for comparison with federal *de minimis* emissions thresholds and SCAQMD regional emissions thresholds, respectively.

**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	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	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**

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Ozone, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

**Supporting documentation**

[1 Air Quality Supplemental Analysis Complete\(1\).pdf](#)

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

Yes

✓ No



**Coastal Zone Management Act**

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

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

Yes

☒ No

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

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

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

**Supporting documentation**

[5 Coastal Zone.pdf](#)

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

Yes

☒ No

**Contamination and Toxic Substances**

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

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

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

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

No

☒ Yes

**3. Mitigation**

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

**Can adverse environmental impacts be mitigated?**

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.  
Document and upload all mitigation requirements below.

**4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.**

The use of standard construction and engineering controls would avoid impacts associated with groundwater or soil contamination at the project site. As described below, if groundwater and soils at the site are impacted, proper precautions should be taken during construction to protect construction workers and future occupants of the site, and disposal and/or export of soil or groundwater would need to be properly managed as a regulated waste. If dewatering is required during construction, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula.

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

Complete removal

Risk-based corrective action (RBCA)

**Screen Summary**

**Compliance Determination**

A Phase I Environmental Site Assessment (ESA) report evaluated the site and nearby properties for contamination via site reconnaissance and database searches. The Phase I ESA recommended that a subsurface investigation (i.e., soil, soil vapor, and groundwater sampling) be completed to further evaluate whether there may be a vapor intrusion risk to future residential occupants of the site. The Phase II ESA completed by SCS Engineers in June 2019 collected soil and groundwater samples from four soil borings at various depths to analyze for petroleum hydrocarbons and VOCs, such as TCE, and advanced seven soil vapor borings to 5 feet below grade at the project site. Soils sampled at the site had no detectable concentrations of petroleum hydrocarbons or VOCs. Groundwater sampled at the site was positive for TCE exceeding the California Maximum Contaminant Levels (MCLs). However, the site's groundwater does not have

existing or potential beneficial uses. Detectable concentrations of TCE were reported in only one of the seven soil vapor probe locations sampled. The presence of contaminants in the groundwater and possibly soils beneath the central-eastern portion of the site is consistent with the presumed location of the former UST release at the adjacent property to the east. The report noted that if dewatering is required, it may need to be filtered through appropriate media prior to discharging to the sanitary sewer system, and a National Pollutant Discharge Elimination System (NPDES) permit will need to be obtained from the RWQCB in addition to possible discharge permits from the City of Temecula. Furthermore, if soil from the central-eastern portion of the site with detectable concentrations of contaminants is excavated and exported from the site, it will likely be required to be disposed of as a regulated waste to a properly licensed facility. Based on these findings, the Phase II ESA recommended additional soil vapor sampling on-site. A Soil Vapor Sampling and Human Health Risk Screening Assessment was conducted in 2021 by SCS Engineers. In January 2021, SCS oversaw the drilling and installation of seven additional soil vapor borings at the project site within the footprint of the future residential buildings based on the site plan. The VOC chloroform was reported to be present above the laboratory reporting limit in one of the seven soil vapor samples analyzed. Therefore, a vapor intrusion risk screening (VIRS) was conducted to assess the likelihood that a significant human health risk exists at the site as a result of vapor phase migration of VOCs. The VIRS found that the maximum reported ambient concentrations of chloroform at the site is below the EPA Residential Screening Level, suggesting a low likelihood of risk from vapor intrusion for the proposed residential use. Therefore, no further analysis would be required to assess the project site's contaminants. Implementation of the previously identified recommendations for construction and engineering controls during construction would adequately mitigate the potential for contaminant impacts to construction workers and future residents. Attachments: Phase I ESA (SCS Engineers 2019a), Phase II ESA (SCS Engineers 2019b), and Soil Vapor Sampling and Human Health Risk Screening Assessment (SCS Engineers 2021).

**Supporting documentation**

[16 Contamination and Toxic Substances Multifamily.docx](#)

[16 Soil Vapor Report.pdf](#)

[16 PHASE II ESA.pdf](#)

[16 PHASE I ESA.pdf](#)

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

✓ Yes

No



**Endangered Species**

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

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

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

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.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

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

Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

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

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. To determine whether the project would impact endangered species, HELIX Environmental Planning, Inc. (HELIX) conducted a biological survey of the project site, which included vegetation mapping, habitats assessments for special status species, an assessment of MSHCP Riparian/Riverine and Vernal Pool areas, and a wet-season survey for listed large branchiopods. The project site is located within the Western Riverside County Multiples Species Habitat Conservation Plan (MSHCP). The project site is within Subunit 1 (Murrieta Creek) in the central portion of the Southwest Area Plan, within Criteria Cell 6891. The project proposes residential development resulting in permanent disturbance to the entire project site. Nearly the entire site was mapped as disturbed land; areas along the northwest and southeast of the site associated with Las Haciendas and Calle Cortez streets, respectively, were mapped as developed land. Based on HELIX's search of the California Natural Diversity Database (CNDDDB) and United States Department of Fish & Wildlife Service (USFWS) sensitive species query, a total of 23 sensitive plant species were determined to have the potential to occur on the project site. All 23 species were analyzed, but only two species (San Diego ambrosia [*Ambrosia pumila*] and smooth tarplant (*Centromadia pungens* ssp. *laevis*) were determined to have potential to occur on the project site. San Diego ambrosia is listed as a federally endangered species. Both smooth tarplant and San Diego ambrosia are covered species under the MSHCP. Because these species are covered under the MSHCP, these species are considered fully/adequately covered and rare plant surveys are not required. Furthermore, no native vegetation communities were identified or mapped on the project site by HELIX. Based on the CNDDDB and USFWS sensitive species query, a total of 14 sensitive animal species were analyzed for their potential to occur within the project site. Results of the analysis concluded that none of these species have potential (moderate or higher) to occur on the project site. HELIX also conducted a fairy shrimp survey to determine the presence of suitable habitat and endangered fairy shrimp on-site. It was determined that the project site does not support MSHCP Riparian/Riverine or Vernal Pool areas. However, one fairy shrimp species was detected within one of the features sampled on-site. The species detected was identified as a versatile fairy shrimp, which is non-listed. The federally listed endangered Riverside fairy shrimp or federally listed as threatened vernal pool fairy shrimp were not observed in any of the on-site features. Therefore, no special-status fairy shrimp were detected during the survey. Based on this assessment of the project site, implementation of the project would not affect federally listed endangered species.

**Supporting documentation**

[6 WSFS Complete.pdf](#)

[6\\_MSHCP Biology Report.pdf](#)

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

Yes

✓ No

**Explosive and Flammable Hazards**

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

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

✓ No

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



Yes

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

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The Las Haciendas Apartments project site is located in the western portion of the City of Temecula. A review of the California State Water Resource Control Board's (SWRCB) GeoTracker database and California Department of Toxic Substances and Control (DTSC) EnviroStor database did not find any above ground storage tanks within one mile of the project site. However, according to the Phase I Environmental Site Assessment, a site with two above ground storage (AST) tanks is within 0.25 mile of the project site. These ASTs are not anticipated to result in any impacts or leaks as they are not associated with unauthorized releases of hazardous substances (SCS Engineers 2019, Page 10). Therefore, impacts associated with explosive materials and hazardous facilities would be less than significant.

**Supporting documentation**

[16 PHASE 1 ESA\(1\).pdf](#)  
[8 SWRCB Geotracker Database.pdf](#)

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

Yes

✓ No

**Farmlands Protection**

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

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

☒ Yes

No

**2. Does your project meet one of the following exemptions?**

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

☒ No

**3. Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

☒ 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**

The project includes activities that could convert agricultural land to a non-agricultural use, but "prime farmland", "unique farmland", or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act does not occur on the project site. The project is in compliance with the Farmland Protection Policy Act. The proposed Las Haciendas Apartment residential development (project) would be located on an approximately 2.87-acre site northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, Riverside County, California. The project site is a disturbed, vacant lot, which is bounded by existing commercial development and paved City streets. The 2.87-acre project site comprises the 2.65-acre subject property and approximately 0.22-acre lands abutting the property to the northwest and southeast; thus, encompassing the proposed project development and areas associated with project connections to existing roads and infrastructure. The project site occurs on Assessor's Parcel Numbers (APNs) 921-050-016 and 921-050-020. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Web Soil Survey, the soils underlying the project site consist of Chino silt loam and Riverwash, which are not classified as soils consistent with the properties and qualities of farmland soils (NRCS 2021). Furthermore, according to mapping available from the State of California's Department of Conservation Important Farmland Finder, the project site is mapped within an area defined as "Urban and Built-Up Land," and does not support agricultural uses. The project site does not contain lands mapped by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2016). Based on this assessment of the project site, implementation of the project would not affect farmlands and no impacts would occur.

**Supporting documentation**

[9 USDA Soils.pdf](#)

[9 CDC Farmland Finder.pdf](#)

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

Yes

✓ No

**Floodplain Management**

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

✓ None of the above

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

[11 Flood MapFEMA.pdf](#)

[11 FEMA Temecula Flood Panel.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

✓ Yes

Select the applicable floodplain using the FEMA map or the best available



information:

Floodway

Coastal High Hazard Area (V Zone)

✓ 100-year floodplain (A Zone)

500-year floodplain (B Zone or shaded X Zone)

### **8-Step Process**

**Does the 8-Step Process apply? Select one of the following options:**

✓ **8-Step Process applies**

Document and upload the completed 8-Step Process below. Be sure to include the early public notice and the final notice.

**5-Step Process** is applicable per 55.12(a)(1-4). Provide documentation of 5-Step Process.

**8-Step Process** is inapplicable per 55.12(b)(1-5).

### **Mitigation**

**For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.**

The Proposed Project must be designed in accordance with an approved Flood Permit. This permit requires the building to be elevated the required 1 foot above the base-flood elevation. Project structures would not impede or alter flood flows, and runoff from the Proposed Project would be required to be retained onsite. Proof of compliance with these measures would be ensured through proper monitoring of the construction process as required by the Proposed Project's

Conditions of Approval. The Proposed Project is also subject to National Pollutant Discharge Elimination (NPDES) requirements and would implement a Storm Water Pollution Prevention Plan (SWPP) for the prevention of runoff during construction.

The Project will maintain Flood Insurance as long as improvements remain located within a designated AE zone.

The Project Site is characterized as vacant disturbed land with no sensitive biological or cultural resources identified. However, Conditions of Approval placed on the project will ensure proper biological and cultural resources surveys and monitoring will occur during construction. No impacts to sensitive resources on-site or off-site are expected to occur and no easements or replantings are necessary.

**Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.**

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology
- ☐ Planting or restoring native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements or similar easements
- ☒ Floodproofing of structures
- ☒ Elevating structures including freeboarding above the required base flood elevations
- ☒ Other

#### **Screen Summary**

#### **Compliance Determination**

This project is located in a 100-year floodplain. The project undertook an 8-step decision

making process for complying with the floodplain management requirements of 24 CFR 55.20. The 8-Step is required by both Executive Order 11988 (Floodplain Management) & Executive Order 11990 (Wetlands Protection). 24 CFR Part 55 are HUD's regulations developed to establish standards to ensure compliance with both of these Executive Orders. By completing the 8-Step process as outlined, the project complies with Executive Order 11988 and can be implemented. No wetlands that would be subject to Executive Order 11990 occur on-site. The 8-step process undertaken for the project provided for early and final public input and review of the proposed project actions. The attached Las Haciendas 8-Step Process document describes the outreach process, practicable alternatives identified and analyzed, and measures that will be implemented by the project to minimize flood impacts. It determines that there is no practicable alternative to the proposed project. The 8-Step Process determined that the Proposed Project's minimal overlap with the AE flood zone and requirement to obtain and construct per an approved Flood Permit and maintain Flood Insurance while located within the AE zone would minimize any existing risk associated with development. The County of Riverside and City of Temecula would assure that this project, as conditioned, is executed and necessary language would be included in all agreements with participating parties. These entities would also ensure proper monitoring of the construction process occurs and no unnecessary impacts occur nor unnecessary risks are taken. With these 8 steps completed, the project can be implemented.

**Supporting documentation**

[Las Haciendas 8-Step Process 10212021 final.pdf](#)  
[11\\_Flood MapFEMA\(2\).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="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

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

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

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

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

**Step 1 – Initiate Consultation****Select all consulting parties below (check all that apply):**

- ✓ State Historic Preservation Officer (SHPO) Response Period Elapsed

- ✓ Advisory Council on Historic Preservation Response Period Elapsed

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:**

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

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

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

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

The geographic area within which an undertaking may directly or indirectly alter the character or use of historic properties is an APE. The project APE consists of the 2.87-acre project site located northwest of the intersection of Jefferson Avenue and Calle Cortez in Temecula, CA.

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

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

There are no known historic properties within the APE as documented in the Las Haciendas Temecula Project Cultural Survey Report.

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

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No A cultural resources study including a review of a recent records search and Sacred Lands File search, a review of historic aerial photographs and maps, and a pedestrian survey were conducted for the project APE by HELIX Environmental Planning, Inc. The field survey included an intensive pedestrian survey of the APE by a HELIX archaeologist on June 22, 2021. The survey and report did not result in the identification of any cultural or historic material within the APE.

**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**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. Each of the 15 tribes identified and listed on HUD's Tribal Directory Assessment Tool was contacted requesting review and comment of the project and site. Only Agua Caliente Band of Cahuilla Indians responded stating the project is not located within the Tribe's Traditional Use Area and deferred to the other tribes in the area. Consultation

efforts began June 24, 2021 and concluded well beyond the 30 days after without response for the remaining 14 tribes.

**Supporting documentation**

[12 Las Haciendas Temecula Cultural Survey.pdf](#)

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

Yes

✓ No

**Noise Abatement and Control**

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

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

- ☒ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

None of the above

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

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

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



- ✓ Noise generators were found within the threshold distances.

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

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

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

**Is your project in a largely undeveloped area?**

- ✓ No

Indicate noise level here: 73

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

Yes

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 73

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

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or**

effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

✓ Mitigation as follows will be implemented:

A Noise Supplemental Analysis was prepared (HELIX 2021). The project site is located approx. 500 feet from Interstate 15 (I-15), within a 1,000 foot threshold distance of a major road that would have the potential to generate noise at the project site. Noise modeling used traffic volume data from the California Dept of Transportation's Traffic Census Program. Peak-hour traffic volumes were used to calculate the one-hour LEQ noise level, which is approx. equal to the day-night average noise level (DNL) and Community Noise Equivalent Level (CNEL). Exterior noise modeling indicated traffic noise levels from I-15 at the project site would be as high as 73 dB DNL. Noise levels are estimated to be within the "Normally Unacceptable" range of 65 to 75 dB DNL. The project's proposed primary outdoor use areas would be located on the "interior" of the project. The residential structures would block noise from I-15 to the exterior use areas, and noise levels at these areas are expected to be below 65 dB DNL. Due to the height of the residential apartments within the three-level structure, a ground-level noise barrier is not a practical method to reduce noise levels at the project for the residential units on the second and third levels. An exterior-to-interior noise analysis was conducted to estimate interior noise levels at the proposed multi-family residential units. The calculated interior noise levels with the recommended Sound Transmission Class (STC) rating for the walls and windows necessary to allow interior noise levels to be in compliance with the 45 dBA DNL standard are STC 46 walls and either STC 28 dual glazing windows or STC 29 standard glass windows. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

A Noise Assessment was conducted. The noise level was normally unacceptable: 73.0 db. A Noise Supplemental Analysis was prepared (HELIX 2021). The project site is

located approx. 500 feet from Interstate 15 (I-15), within a 1,000 foot threshold distance of a major road that would have the potential to generate noise at the project site. Noise modeling used traffic volume data from the California Dept of Transportation's Traffic Census Program. Peak-hour traffic volumes were used to calculate the one-hour LEQ noise level, which is approx. equal to the day-night average noise level (DNL) and Community Noise Equivalent Level (CNEL). Exterior noise modeling indicated traffic noise levels from I-15 at the project site would be as high as 73 dB DNL. Noise levels are estimated to be within the "Normally Unacceptable" range of 65 to 75 dB DNL. The project's proposed primary outdoor use areas would be located on the "interior" of the project. The residential structures would block noise from I-15 to the exterior use areas, and noise levels at these areas are expected to be below 65 dB DNL. Due to the height of the residential apartments within the three-level structure, a ground-level noise barrier is not a practical method to reduce noise levels at the project for the residential units on the second and third levels. An exterior-to-interior noise analysis was conducted to estimate interior noise levels at the proposed multi-family residential units. The calculated interior noise levels with the recommended Sound Transmission Class (STC) rating for the walls and windows necessary to allow interior noise levels to be in compliance with the 45 dBA DNL standard are STC 46 walls and either STC 28 dual glazing windows or STC 29 standard glass windows. Such construction is required for unit walls and windows with a line-of-sight to I-15. The results of the modeling are in the attached Noise Supplemental Analysis. All noise impacts would be mitigated with these measures.

**Supporting documentation**

[14 Noise Supplemental Analysis Complete.pdf](#)

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

✓ Yes

No

**Sole Source Aquifers**

General requirements	Legislation	Regulation
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.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

✓ No

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

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

✓ No

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

Yes

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

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. According to the U.S. Environmental Protection Agency (USEPA) National Geographic Information Systems (GIS) layer of sole source aquifers, there are no sole source aquifers within the County of Riverside boundaries. Therefore, the project would have no impact.



**Supporting documentation**

[15 Sole Source Aquifer Map.pdf](#)

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

Yes

✓ No

**Wetlands Protection**

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

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

No

✓ Yes

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

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

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

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

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

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

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. HELIX Environmental Planning, Inc. (HELIX) conducted a biological survey of the project site, which included vegetation mapping, habitats assessments for special status species, an assessment of MSHCP Riparian/Riverine and Vernal Pool areas, and a wet-season survey for listed large branchiopods. The project site is located within the Western Riverside County Multiples Species Habitat Conservation Plan (MSHCP). The project site is within Subunit 1 (Murrieta Creek) in the central portion of the Southwest Area Plan, within Criteria Cell 6891. Based on HELIX's analysis, it was determined that the project site does not support MSHCP Riparian/Riverine or Vernal Pool areas. Nearly the entire site was mapped as disturbed land; areas along the northwest and southeast of the site associated with Las Haciendas and Calle Cortez streets, respectively, were mapped as developed land. The Murrieta Creek is located approximately 0.12 mile west of the project site, which could contain wetland habitat. However, project development would be restricted to previously developed or disturbed areas. Therefore, implementation of the project would not impact wetlands.

**Supporting documentation**

[18 Wetlands Screenshot.pdf](#)

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

Yes

✓ No

**Wild and Scenic Rivers Act**

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

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

✓ No

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

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

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

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. According to the National Rivers Inventory, the wild and scenic river segment closest to the project site is an 11-mile segment of the Whitewater River in San Bernardino County that is more than 50 miles away. Therefore, the project would have no impact on Wild and Scenic Rivers.

**Supporting documentation**

[19 Wild and Scenic River Screenshot.pdf](#)

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

Yes

✓ No



**Environmental Justice**

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

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

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

Yes

✓ No

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

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

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Because the proposed project would not cause high and adverse environmental impacts, it would not impact or disproportionately affect low income or minority populations. To the contrary, the project would provide additional housing that could benefit these communities located in the region.

**Supporting documentation**

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

Yes

✓ No