

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



ITEM: 3.29
(ID # 18148)

MEETING DATE:
Tuesday, August 30, 2022

FROM : HOUSING AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Monamos Terrace Apartments, City of Murrieta, Pursuant to the National Environment Policy Act (NEPA) and Approval of Requests for Release of Funds from U.S. Department of Housing and Urban Development (HUD), District 3. [\$2,500,000 - 100% HOME Investment Partnerships Act Funds]

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 the Monamos Terrace Apartments (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. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on page 2

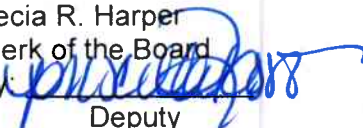
ACTION:Policy


Heidi Marshall, Director 1/21/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: August 30, 2022
xc: HWS

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. Approve the attached Requests for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the amount of \$2,500,000 and Eight (8) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROFs 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 Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROFs, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$2,500,000	\$ 0	\$2,500,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Act Funds			Budget Adjustment: No	
			For Fiscal Year: 2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) has committed \$2,500,000 in HOME Investment Partnerships Program (HOME) funds to Monamos Terrace, LP (Developer), a California limited partnership, for the proposed development of Monamos Terrace Apartments (Proposed Project). The commitment of funds was made through Resolution No. 2021-118 approved by the Board of Supervisors on August 17, 2021, as Minute Order 3.23. Along with HOME funds, Developer was awarded eight (8) Housing Choice Voucher Project Based Vouchers through a Request for Proposals released by the Housing Authority of the County of Riverside on April 9, 2021.

Proposed Project will consist of a new construction 140-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of 50 one-bedroom units, 40 two-bedroom units, 26 three-bedroom units and 24 four-bedroom units with one (1) three-bedroom unit restricted as a manager's unit. Located on approximately 4.33 acres of land located at 40920 Los Alamos Road, in the City of Murrieta, identified as Assessor Parcel Number 949-200-006 through 949-200-025 (Property).

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

Of the 140 units, 11 units in the Proposed Project will be subject to HOME program occupancy and use restrictions and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County. On site amenities will include a community center with a computer room, BBQ area, swimming pool, playground and fitness par course.

In addition to the HOME funds, other financing sources for the Proposed Project include a construction loan from Citi Bank in the amount of \$45,300,000, Tax Credit Equity in the amount of \$4,446,491, deferred developer fee in the amount of \$5,980,588 and a net operating income during construction in the amount of \$512,117. The total cost of development, during the permanent financing period, is approximately \$58,739,196.

NEPA Review

The environmental effects of activities carried out with HOME funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (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 Housing and Workforce Solutions Department (HWS), 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 August 3, 2022, 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 HWS 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 Requests for Release of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on August 12, 2022, pursuant to 24 Code of Federal Regulations Section 58.43.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58 and Requests for Release of Funds.

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

Impact on Residents and Businesses

The development of 140 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in southwest Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be 100% funded with HOME Investment Partnerships Act Funds.

Attachments:

- County of Riverside Environmental Assessment and Signature Page
- Request for Release of Funds- HOME Funds
- Request for Release of Funds- HCVP Project Based Vouchers
- Public Notice FONSI/RROF


Eleanora Lontajo, Principal Management Analyst 8/15/2022


Cynthia M. Gunzel, Chief Deputy County Counsel 8/8/2022

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) Home Investment Partnerships Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825		7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity
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) Home Investment Partnerships Act Funds	10. Location (Street address, city, county, State) 40-920 Los Alamos Road, Murrieta, CA 92562
---	---

11. Program Activity/Project Description

The Project activity proposes the use of \$2,500,000 in Home Investment Partnerships Act funds by Monamos Apartments, LP, a California limited partnership to construct 140 unit multi-family affordable rental housing project low-income families and families experiencing homelessness. The project will consist of 50 one-bedroom units, 40 two-bedroom units, 26 three-bedroom and 24 four-bedroom units, with one three-bedroom unit restricted as a manager's unit. The existing property sits on approximately 4.33 acres located at 40-920 Los Alamos Road between Elanor way and Monroe Avenue, in the City of Murrieta, California identified as Assessors Parcel Numbers 949-200-006 through 949-200-025.

The units will be rented to units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. Other financing sources for the Proposed Project include a construction loan from Citi Bank in the amount of \$45,300,000, Tax Credit Equity in the amount of \$4,446,491, deferred developer fee in the amount of \$5,980,588 and a net operating income during construction in the amount of \$512,117. The total cost of development, during the permanent financing period, is approximately \$58,739,195.

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

X 

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

Date signed

AUG 30 2022

Address of Certifying Officer

C/O Riverside County Housing 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

X

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)

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY:  AMRIT P. BRILLON DATE: 8/15/2022

ATTEST:

KECIA R. HARPER, Clerk
By:  DEPUTY

form HUD-7015.15 (1/99)

AUG 30 2022 3.29

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 (PBV)	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 Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
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) HUD-Project Based Vouchers /Monamos Terrace Apartments	10. Location (Street address, city, county, State) 40-920 Los Alamos Road, Murrieta, CA 92562	

11. Program Activity/Project Description

The Project activity proposes the use of 8 Project Based Vouchers awarded to Monamos Apartments, LP, a California limited partnership to be used as rental subsidies for their proposed 140 unit multi-family affordable rental housing project for low-income families and families experiencing homelessness. The project will consist of 50 one-bedroom units, 40 two-bedroom units, 26 three-bedroom and 24 four-bedroom units, with one three-bedroom unit restricted as a manager's unit. The existing property sits on approximately 4.33 acres located at 40-920 Los Alamos Road between Elanor way and Monroe Avenue, in the City of Murrieta, California identified as Assessors Parcel Numbers 949-200-006 through 949-200-025.

The units will be rented to units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. Other financing sources for the Proposed Project include a construction loan from Citi Bank in the amount of \$45,300,000, Tax Credit Equity in the amount of \$4,446,491, deferred developer fee in the amount of \$5,980,588 and a net operating income during construction in the amount of \$512,117. The total cost of development, during the permanent financing period, is approximately \$58,739,195.

AUG 30 2022 **329**

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

AUG 30 2022

X

Address of Certifying Officer

C/O Riverside County Housing 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

X

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)

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY AMRIT P. DHILLON

DATE

ATTEST:

KECIA R. HARPER, Clerk

By DEPUTY

form HUD-7015.15 (1/99)



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Monamos-Terrace-Apartments

HEROS Number: 900000010230812

Project Location: 40920 Los Alamos Rd, Murrieta, CA 92562

Additional Location Information:

The Monamos Terrace Apartment Project would construct and operate a new 138 unit affordable housing community with related infrastructure improvements on a disturbed 4.33 acre 188,614 square feet site located at 40920 Los Alamos Road in Murrieta, California APN 949200006 through 949200025). The site contains an existing single family manufactured home and one outbuilding. The project location is shown in Figure 1 Vicinity Map.

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

The project applicant, Monamos Terrace, LP, is proposing to construct and operate the Monamos Terrace Apartments, a new 139 unit affordable housing community with related infrastructure improvements on a disturbed 4.33 gross acre 188,614 square feet 4.14 net acre site located at 40920 Los Alamos Road in Murrieta, California APN 949200006 through 949200025. The site is located along the south side of Los Alamos Road, east of Interstate 15 and Monroe Avenue and west of Elenora Way. The site contains one manufactured home and related outbuildings and landscaping improvements. The project is zoned Office O and is located within a Transit Oriented Development TOD Overlay District. The General Plan land use designation is Office and Research Park ORP with a 0.6 through 2.5 Floor Area Ratio FAR. The proposed residential project is a permitted use in the TOD Overlay District and subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The development density would be 33.57 units per acre. The proposed site plan is shown as Figure 2. The project would provide a total of 140 apartment units and amenities in nine 3 story buildings. One building located at the southwest corner of the site would include up to 2,600 square foot leasing services and a club house with recreational amenities and nine residential on the second floor. The remaining eight buildings would be three story walkups. Of the total, three buildings would each have ten units. The remaining five buildings would contain 20 units for a total of 100 units. The project would provide one, two, three and four bedroom apartments ranging from 625 to 1125 square feet in size. The units will be rented to low-income individuals who are experiencing homelessness, chronically homeless or at risk of being homeless. A total of 190 parking spaces would be provided. Of the total, 86 spaces would be in garages and 104 would be in open stalls. The parking ratio would be 1.37 spaces per unit. Primary access would be via a new driveway on the west side of the project from the east side of Monroe Avenue. Secondary access would be provided via Elenora Way at the southeast corner of the site.

AUG 30 2022

3.29

Stormwater would be provided in a new basin generally constructed in a north/south orientation at the southwest corner of the site south of Building 6 and west of Building 9. Approximately 25 percent of the existing stormwater generated onsite surface flows to the southwest corner into an existing City of Murrieta existing storm drain outlet. The stormwater generated by the balance of the site surface flows to the southeast.

Funding Information

Grant Number	HUD Program	Program Name
HM3-22-001	Community Planning and Development (CPD)	HOME Program
PBV3-21-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded Amount: \$6,772,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$58,739,195.00

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
Permits, reviews, and approvals	The following permits and/or discretionary actions will be obtained by the project applicant: Design Review Approval - City of Murrieta

Project Mitigation Plan

Determination:

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

Preparer Signature: Nicole Sanchez Date: 8/03/2022

Name / Title/ Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Certifying Officer Signature: Jeff Hewitt Date: AUG 30 2022

Name/ Title: Chair Board of Supervisors

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

FORM APPROVED COUNTY COUNSEL
BY [Signature] 8/5/2022
AMRIT P. DHILLON DATE

08/03/2022 20:02

AUG 30 2022 3.29

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).

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

Project Information

Project Name: Monamos-Terrace-Apartments

HEROS Number: 900000010230812

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

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Jeff Hewitt, Chair

Grant Recipient (if different than Responsible Entity): Monamos Terrace, LP

Point of Contact: Tung Tran

Consultant (if applicable): Birdseye Planning Group, LLC

Point of Contact: Ryan Birdseye

Project Location: 40920 Los Alamos Rd, Murrieta, CA 92562

Additional Location Information:

The Monamos Terrace Apartment Project would construct and operate a new 138 unit affordable housing community with related infrastructure improvements on a disturbed 4.33acre 188,614 square feet site located at 40920 Los Alamos Road in Murrieta, California APN 949200006 through 949200025). The site contains an

existing single family manufactured home and one outbuilding. The project location is shown in Figure 1 Vicinity Map.

Direct Comments to:

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

The project applicant, Monamos Terrace, LP, is proposing to construct and operate the Monamos Terrace Apartments, a new 139 unit affordable housing community with related infrastructure improvements on a disturbed 4.33 gross acre 188,614 square feet 4.14 net acre site located at 40920 Los Alamos Road in Murrieta, California APN 949200006 through 949200025. The site is located along the south side of Los Alamos Road, east of Interstate 15 and Monroe Avenue and west of Elenora Way. The site contains one manufactured home and related outbuildings and landscaping improvements. The project is zoned Office O and is located within a Transit Oriented Development TOD Overlay District. The General Plan land use designation is Office and Research Park ORP with a 0.6 through 2.5 Floor Area Ratio FAR. The proposed residential project is a permitted use in the TOD Overlay District and subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The development density would be 33.57 units per acre. The proposed site plan is shown as Figure 2. The project would provide a total of 140 apartment units and amenities in nine 3 story buildings. One building located at the southwest corner of the site would include up to 2,600 square foot leasing services and a club house with recreational amenities and nine residential on the second floor. The remaining eight buildings would be three story walkups. Of the total, three buildings would each have ten units. The remaining five buildings would contain 20 units for a total of 100 units. The project would provide one, two, three and four bedroom apartments ranging from 625 to 1125 square feet in size. The units will be rented to low-income individuals who are experiencing homelessness, chronically homeless or at risk of being homeless. A total of 190 parking spaces would be provided. Of the total, 86 spaces would be in garages and 104 would be in open stalls. The parking ratio would be 1.37 spaces per unit. Primary access would be via a new driveway on the west side of the project from the east side of Monroe Avenue. Secondary access would be provided via Elenora Way at the southeast corner of the site. Stormwater would be provided in a new basin generally constructed in a north/south orientation at the southwest corner of the site south of Building 6 and west of Building 9. Approximately 25 percent of the existing stormwater generated onsite surface flows to the southwest corner into an existing City of Murrieta existing storm drain outlet. The stormwater generated by the balance of the site surface flows to the southeast.

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

The purpose of the proposed project is to provide affordable apartment housing for low income residents meeting income qualifications.

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

The project site is approximately 4.33 net acres in size located the south side of Los Alamos Road west of Monroe Avenue and east of Elenora Way in the City of Murrieta. With the exception of one manufactured residence and outbuildings, the site is vacant. Surrounding land use are comprised of the following: North: Murrieta Mesa High School zoned Civic/Institutional; South: Vacant land and single family

residential zoned Office/TOD; East: Vacant land and single family residential zoned Office/TOD; West: Vacant land and single family residential zoned Office/TOD;

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

[Monamos Terrace Project Description.docx](#)

[IMG 0145.JPG](#)

[IMG 0143.JPG](#)

[IMG 0141.JPG](#)

[IMG 0138.JPG](#)

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
HM3-22-001	Community Planning and Development (CPD)	HOME Program
PBV3-21-001	Public Housing	Project-Based Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$6,772,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$58,739,195.00

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)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards 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 located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 3.5 miles east of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip (Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV 1, January 2012). March Air Reserve Base is the closest military facility and is located approximately 21 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur. Source List: [a]
Coastal Barrier Resources Act 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	No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply. Source List: [b]
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2715G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Therefore, no adverse impacts related to floodplain management are

		<p>anticipated. See attached FEMA Floodplain Map.</p>																		
<p align="center">STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>																				
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2020.4.0 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2022-2023 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions</p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Daily Emissions (lbs. per day)</th> <th>Standard (lbs. per day)</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>15.5</td> <td>75</td> </tr> <tr> <td>NOx</td> <td>33.1</td> <td>100</td> </tr> <tr> <td>CO</td> <td>23.5</td> <td>550</td> </tr> <tr> <td>PM10</td> <td>10.6</td> <td>150</td> </tr> <tr> <td>PM2.5</td> <td>6.0</td> <td>55</td> </tr> </tbody> </table> <p>ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles</p>	Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)	ROG	15.5	75	NOx	33.1	100	CO	23.5	550	PM10	10.6	150	PM2.5	6.0	55
Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)																		
ROG	15.5	75																		
NOx	33.1	100																		
CO	23.5	550																		
PM10	10.6	150																		
PM2.5	6.0	55																		

		<p>and use of energy to operate the household. Emissions were projected using CalEEMod 2040.4.0 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 5.6 55 NOx 3.2 55 CO 30.7 550 PM10 4.2 150 PM2.5 1.2 55 SOx 0.04 150 SOx - Sulfur Oxides Source: Monamos Terrace Affordable Apartments Air Quality/Greenhouse Gas Study, July 2021</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in the City of Murrieta, approximately 31 miles east of the Pacific Ocean and coastal zone.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is currently vacant. As addressed in the Biological Resources Report prepared for the project (ELMT Consulting, Inc., July 2021), no native plant communities or natural communities of special concern occur on or adjacent to the project site. The majority of the site supports disturbed areas dominated by non native grasses and ruderal/weedy plant species. The Western Riverside Multi Species Habitat Conservation Plan (MSHCP) does not identify any covered or specialstatus fish, reptilian or mammalian species as potentially occurring within the project site. Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (<i>Dipodomys stephensi</i>), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the</p>

		<p>Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No.663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. Although subjected to routine disturbance, the ornamental vegetation found on site has the potential to provide suitable nesting habitat for year round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. (Charadrius vociferans). No raptors are expected to nest on site due to lack of suitable nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities</p>
--	--	---

		<p>to ensure that no nesting birds will be disturbed during construction. With implementation of Measure BIO 1, impacts to migratory birds would be reduced to less than significant.</p> <p>Burrowing owl is currently designated as a California Species of Special Concern and designated a bird of conservation concern at the federal level. Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6?4 of the MSHCP. The project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. No burrowing owl or their sign were observed on the project site; however, Mitigation Measure BIO 2 is recommended to avoid impacts to burrowing owl that may inhabit the site prior to construction. With implementation of Mitigation Measure BIO?2, impacts to burrowing owl would be reduced to less than significant.</p> <p>Source List: [b, h]</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to the site that present a potential explosive or flammable hazard. As referenced, Barr & Clark, Inc., prepared a Phase I ESA (March 2021) for the project site. The project site does not contain facilities</p>

		containing hazardous materials or that are affected by a known release of hazards or hazardous materials. No mitigation measures are required. Source List: [b, e, l, m, o]
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project site is currently vacant and located within an urbanized area within the City of Murrieta. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (July 2021). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source List: [n]</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2715G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Source List: [t]</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>A Cultural Resources Survey (July 2021) was prepared for the project site (Anza Resource Consultants, Inc.). The Cultural Resource Survey included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. One manufactured</p>

		<p>home and related outbuildings are located on the project site at 40920 Los Alamos Road. Neither structure is visible on a 1978 historic aerial photograph of the project area. The residence and barn were constructed or relocated to the site less than 43 years ago; and therefore, do not merit further analysis for California Register of Historical Resources (CRHR), the National Register of Historical Places (NRHP) or the City of Murrieta Individual Resource Designation criteria. No impact to historic features would occur with project implementation. With respect to archaeological resources, Anza mailed letters on July 13, 2021, to 22 Native American contacts describing the project and asking if they had knowledge regarding cultural resources of Native American origin within or near the project sites. The NAHC sent a response on July 18, 2021, stating that a search of the SLF was completed with positive results (i.e., sacred lands or resources important to Native Americans are recorded within the vicinity of the project site). The NAHC provided a list of Native American contacts that may have knowledge regarding Native American cultural resources within or near the project site. In addition, the NAHC copied the Pechanga Band of Luiseno Indians (Pechanga) on the response e-mail and encouraged Anza to contact Pechanga regarding the positive SLF search results. A total of three tribes responded. The cultural resource records search, Native American scoping, and pedestrian survey identified no cultural resources within the project site. Native American scoping revealed that Pechanga and Cahuilla consider the area sensitive for buried archaeological resources and</p>
--	--	---

		<p>recommend Native American monitoring. However, based on the paucity of recorded prehistoric resources near the project site and survey results, the archaeological sensitivity of the project site is considered low. Thus, a finding of no historic properties affected is recommended under NEPA. However, the County of Riverside consulted with the Pechanga's as part of the Section 106 review process. Tribal representatives requested mitigation be incorporated into this EA to address the potential for unforeseen discoveries of tribal cultural resources during project excavation. These have been added herein as Mitigation Measures CUL-1 through CUL-7. Source List: [b, d]</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Construction: The proposed project would generate short-term noise during project construction. As shown in the table below, maximum noise levels related to construction would be approximately 85 Aweighted decibels (dBA) at a distance of 25 feet (EPA, 2010). Typical Noise Levels at Construction Sites Construction Phase Average Noise Level at 25 Feet Clearing 84 dBA Excavation 85 dBA Foundation/Conditioning 85 dBA Laying Subbase/Paving 81 dBA Finishing 84 dBA See Monamos Terrace Noise Abatement and Control word document attached.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [w]</p>

<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated. Per the Habitat Assessment and MSHCP Consistency Analysis for the Monamos Affordable Housing Project prepared by ELMT Consulting, Inc., July 2021, there are no wetland or riverine features on the project site. Thus, no impacts to these features would occur with project implementation. Source List: [v, h]</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in an urbanized portion of the City of Murrieta. The San Luis Rey River is the nearest river and is located approximately 13 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [u]</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project would provide 139 affordable apartment units for income qualifying residents. The project would remove one tenant occupied manufactured home. The tenants are being relocated per the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and associated procedures for addressing relocations for projects using federal funding. The process is defined in the Monamos Affordable Apartments Relocation Plan prepared by Overland Pacific & Cutler, LLC (March 2021). The project would not violate Executive Order 12898.</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
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project site is designated Office and Research Park in the City of Murrieta General Plan Update land use map (General Plan Amendment?2018?1751) (approved July 7, 2020) and zoned Office/Transit Oriented Development (TOD) Overlay. The proposed project is permitted by right in the TOD provided it complies with all applicable multifamily development guidelines. The proposed project is consistent with the Office/TOD Overlay zoning and Office and Research Park General Plan designation. The General Plan is consistent with the zoning designation for the site and facilitates compliance with relevant development standards in the municipal code. The proposed project would be compliant with goals, objectives and policies contained in the General Plan that pertain to the proposed use on the subject property. The project will be reviewed for compliance with all zoning regulations and design guidelines provided in the City of Murrieta Municipal Code for multifamily projects. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies. Source List: [b, x, y]	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils. According to the soils information provided in the Phase I ESA, soils beneath the subject property are	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>identified as Arlington fine sandy loam. A typical soil profile is fine sandy loam from 0 to 11 inches, sandy loam from 11 to 24 inches, cemented from 24 to 35 inches and coarse sandy loam from 35 to 46 inches. These soils are in the Class C Hydrologic Group with slow infiltration rates. These soils are described as soils with layers impeding downward movement of water, or soils with moderately fine or fine textures. These soils are well drained. The project site is not located within a currently established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in the Geotechnical Report (Terracon, August 2021) would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. Slope Erosion. Surface drainage on-site occurs as sheet flow which travel towards natural drainages south of the project and into an existing municipal storm drain located at the southwest corner of the property. The site does receive off-site drainage from the east. This water would be conveyed through the site and into the drainage at the southwest corner of the property. off-site properties. The site is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>generally flat; thus, the potential for erosion would be limited as soils are disturbed during grading. The project would not create steep slopes or otherwise increase erosion post-construction. As discussed below, runoff will be conveyed and detained on-site during and postconstruction. Stormwater Runoff. The site is nearly 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb more than one acre of soil during construction; thus, the applicant would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. This would ensure that erosion and sedimentation impacts would be less than significant. The site will consist of six drainage management areas (DMAs) designed to capture and convey flows from rooftop and patios areas as well as streets, parking and other impervious areas. The proposed building pads will capture storm flows from rooftops and patio areas and disperse the water into adjacent landscaping where area drains will capture excess water and convey it into modular wetlands. Stormwater that flows on streets and paved parking areas will be captured by curb inlets and conveyed to one of four modular wetlands. The modular wetlands will</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>treat the water and convey it to a proposed underground vault for hydromodification purposes. The vault will discharge to the existing municipal storm drain located at the southeast corner of the property. Source List: [b, c, e, k]</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	3	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying individual and families. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. As referenced, the Phase I ESA states that the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Murrieta requirements for multifamily projects that address fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would be exposed to exterior noise levels along Los Alamos Road that exceed 65 dBA Ldn; however, all units would meet the HUD interior noise standards. Source List: [e, f, l, m, o]</p>	
<p>Energy Consumption/Energy Efficiency</p>	2	<p>Neither construction nor operation of the project would require significant amounts of energy. During construction, the proposed project would require the use of energy to power the construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		impacts on longterm energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards. Therefore, no adverse energy consumption impacts would occur. Source List: [b]	
SOCIOECONOMIC			
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. Operation of the project would require management and maintenance staff. The number of jobs are not expected to substantively increase employment opportunities in the City. Any new jobs would be a minor benefit associated with the proposed project. The project would not impact jobs by removing employment opportunities. Source List: [b]	
Demographic Character Changes / Displacement	1	The proposed project would develop a new residential facility designed to house income qualifying individuals and families. With the exception of one manufactured home, the site is currently vacant and undeveloped. All construction would be confined to the proposed site. Minor off-site improvements would be required for access and utility connections. The surrounding project area is primarily comprised of residential uses. The proposed residential development would be consistent with the City of Murrieta General Plan and zoning code. The project would require the relocation of the existing manufactured home tenant; however, the project would not adversely affect	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		community character. Source List: [b, x, y]	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The nearest school to the project site is Murrieta Mesa High School located at 24801 Monroe Avenue adjacent to and north of the site. Shivela Middle School is located at 24515 Lincoln Avenue approximately one mile northeast of the site. The proposed project would likely provide housing for school-aged children; thus, affecting demand for school services. Based on generation rates provided in the City of Murrieta General Plan 2035 Final Environmental Impact Report (2011), the number of students generated by the project would range from 65 to 248. The applicant would be required to pay a developer fee of \$4.08 per square foot of assessable space to support ongoing development of school facilities. The Murrieta Library is located at 8 Town Square approximately one mile northwest of the site. The project would increase the population of Murrieta; however, addition of new residents would not affect demand for library services city-wide. A portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities. No new or expanded library services would be required. Source List: [b, cc]	
Commercial Facilities (Access and Proximity)	2	The proposed project would not provide commercial space. However, the need for goods and services required by the new residents would likely be met by vendors and existing businesses within the area. A commercial area is located to the west along Los Alamos Road west of Interstate 15. These businesses could be patronized by project residents. No	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		adverse impact to commercial facilities would occur as a result of the project. Source List: [b]	
Health Care / Social Services (Access and Capacity)	1	It is assumed project residents are currently residing in the Murrieta area of western Riverside County. The number of residents that would reside on the site is not expected to increase the general population to the degree that expanded health care services would be required. Temecula Valley Hospital is located approximately 2.5 miles southeast at 31700 Temecula Parkway. The nearest medical facility to the project site is Primacare located at 41391 Kalmia approximately 1.5 miles northwest of the site. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. No social services would be provided on-site. As noted, it is expected that residents currently live in the general Murrieta area and receiving social services as needed. No additional demand on local social services are anticipated. Source List: [b]	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. No specific requirements for recycling and disposal of construction and demolition debris are specified in Temecula Municipal Code. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source?reduced, recycled, or composted by the year 2020 and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Murrieta are provided by Waste Management, Inc. Solid waste collected in the Murrieta area is disposed of in the El Sobrante Landfill located in Corona, California. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. CalEEMod 2020.4.0 estimates that the proposed project would generate approximately 16 tons of solid waste material annually. Assuming 75% is recycled, a total of 90 pounds daily would go to the landfill. Assuming the El Sobrante Landfill receives the waste, this would increase the total volumes going to landfill daily by less than 1 percent. A less than significant impact would occur under this threshold. No adverse impact to landfills associated with project related waste disposal would occur. Source List: [b, f]</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing sewer connections managed by the Eastern Municipal Water District (EMWD). The treatment facility closest to the project area is the Perris Valley Regional Water Reclamation Facilities	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>(RWRf). The Perris Valley RWRf is the largest of the four treatment plants operated by EMWD and has a daily treatment capacity of 22 million gallons per day (MGD) with a build out capacity of 100 MGD. Currently, the facility treats approximately 13.8 MGD. Assuming wastewater is approximately 60% of potable water demand, the project would generate approximately 19,000 gallons per day. This is 0.0009% of the daily treatment capacity of the Perris Valley RWRf. EMWD has provided a will serve letter for wastewater (June 23, 2021). Impacts associated with wastewater treatment would be less than significant. Source List: [b, q, aa, bb]</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>EMWD provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. EMWD is both a retail and wholesale agency, serving a retail population of approximately 546,200 and a wholesale population of 215,100. CalEEMod 2020.4.0 estimated the project would use approximately 11.6 million gallons of water annually (31,781 gallons per day). EMWD provided a will serve letter (June 23, 2021) indicating that water supplies are available to support the project. Water demand associated with the project would not exceed projected demand for the service area or necessitate expanding existing entitlements. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project. Source List: [b, q, aa, bb]</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Public Safety - Police, Fire and Emergency Medical	2	<p>The Murrieta Fire & Rescue Department provides fire and emergency medical services to the City of Murrieta. Fire Station 1 is the nearest station to the project site. It is located at 41825 Juniper Street approximately one mile west of the site. Murrieta Fire & Rescue has a total response time goal within the City of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes. Given the nature of the project, demand for fire and emergency service may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary fair share improvements to the Murrieta Fire & Rescue infrastructure to maintain or improve the efficiency of department operations. The City is contemplating the construction of a new fire station north of Clinton Keith Road to improve response times in that area. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 1. Law enforcement services are provided by the City of Murrieta Police Department. The Police Department operates from the headquarters building located at 2 Town Square approximately one mile northwest of the project site. The Department's goal is to reach and maintain police officer and civilian</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>support employee staffing levels to effectively and efficiently address public safety needs. Established response times range from 6 minutes for Priority 1 calls to 35 minutes for Priority 3 calls. The project may generate demand for police services beyond existing conditions; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. The payment of impact fees would fund any necessary fair share improvements to the Murrieta Police Department required to maintain or improve the efficiency of department operations. No adverse impacts related to police services would occur. Source List: [r, s]</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>As referenced, on-site recreational amenities would be provided. The area of disturbance would occur as part of the overall project development. No off-site recreational facilities would be constructed to serve the project. The nearest park is California Oaks Sports Park located approximately one mile north of the site. No additional park land would be required to accommodate the project; however, residents may use park resources located throughout the City. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources. No impact would occur under this threshold. Source List: [b]</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>Bicycle and Trail Facilities. Consistent with the City of Murrieta General Plan Circulation Element, striped Class II bicycle lanes are located along both directions of Los Alamos Road. A Class II</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>bicycle lane is planned along the Monroe Avenue extension between Los Alamos Road and Murrieta Hot Springs Road to the south. No trails are located within or planned for construction within the project area. The project will not affect existing bicycle facilities, implementation of planned bicycle facilities or use of existing or planned trail facilities. No impact would occur under this threshold. Transit Facilities. As stated, Riverside Transit Agency (RTA) provides service to the general area with Routes 23. The nearest transit stop is located approximately 0.36 miles west of the site at the intersection of Los Alamos Road and Madison Avenue. The project will not affect existing transit service along as currently provided. Pedestrian Facilities. Sidewalks are located on both sides of Los Alamos Road. Sidewalk, curb and gutter improvements would be required for the improvements to Monroe Avenue and Elanora Way to tie into existing infrastructure. Pedestrians are able to cross Los Alamos Road using the existing signal at the Monroe Avenue intersection located adjacent to and west of the site. The project will have no adverse impacts to pedestrian facilities. The project would be required to improve Monroe Avenue and Elanora Way to City standards. All access driveways and on-site drive aisles would be designed consistent with City of Murrieta standards as referenced. No impacts associated with site accessibility would occur. Source List: [b, j]</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	As stated in the Habitat Assessment prepared for the project and summarized herein, there are no unique natural	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		features or water resources located on the project site. Source List: [b, h, v]	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No federally listed plant or animal species occur on site. Implementation of Mitigation Measure BIO-1 would avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act. Source List: [b, h, v]	
Other Factors	2	There are no other factors applicable to the proposed project.	

Supporting documentation

- [Airport Influence Zone\(2\).pdf](#)
- [Noise Report\(1\).pdf](#)
- [Fire Department - Source r.pdf](#)
- [urban water management plan - source q.pdf](#)
- [EMWD - WATER AND SEWER WILL SERVE 062321 Source bb.pdf](#)
- [General Plan EIR Schools - source CC.pdf](#)
- [FHSZ - source o\(1\).pdf](#)
- [envirostor - source m\(1\).pdf](#)
- [Geotracker - source L\(2\).pdf](#)
- [AQ-GHG Study\(1\).pdf](#)
- [Monamos HYDROLOGY REPORT.pdf](#)
- [General Plan Land Use Map - Source Y.pdf zoning map.pdf](#)
- [MONAMOS ARCH 2021 AUG 10 - source b\(6\).pdf](#)

Additional Studies Performed:

-Alliance Land Planning and Engineering, Inc., Hydrology Study, August 2021. - Anza Resource Consultants, Inc., Phase 1 Cultural Resources Assessment, Monamos Affordable Apartment Project, City of Murrieta, Riverside County, California, August 2021. - Barr & Clark, Inc., Phase I Environmental Site Assessment, Single-Family Residence and Vacant Parcel at 40920 Los Alamos Road, Murrieta, California, Riverside County, California, March 2021 -Birdseye Planning Group, Monamos Terrace Affordable Apartment Project Air Quality/Greenhouse Gas Study, July 2021. - Birdseye Planning Group, Monamos Terrace Affordable Apartment Project Noise Study, July 2021. - Cogstone, Inc., Paleontological Resources Assessment/ Paleontological Resources Impact Mitigation Program (PRIMP), August 2021 -ELMT Consulting, Inc., Habitat Assessment and MSHCP Consistency Analysis for the Monamos Terrace Affordable Housing Project, August 2021 -Ldn Consulting, Inc., Health Risk Screening Letter, August 2021 -Mizuta Traffic Consulting, Inc., Vehicle

Miles Traveled Screening Analysis prepared for Monamos Terrace Apartment Project, August 2021 -Terracon, Inc., Geotechnical Engineering Report, Monamos Apartments, August 2021

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

6/3/2021 12:00:00 AM

[Monamos Terrace Project Description.docx](#)

[IMG_0145.JPG](#)

[IMG_0143.JPG](#)

[IMG_0141.JPG](#)

[IMG_0138.JPG](#)

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

- a. Riverside County Airport Land Use Compatibility Plan, French Valley Airport, adopted December 2004 and amended April 2010.
<http://www.rcaluc.org/Portals/13/PDFGeneral/plan/2007/15?%20Vol.%201%20French%20Valley%20Adopted%20Oct%202007.pdf>
- b. Project Plans and Site Inspection, July 2021.
- c. Alliance Land Planning and Engineering, Inc., Hydrology Study, August 2021.
- d. Anza Resource Consultants, Inc., Phase 1 Cultural Resources Assessment, Monamos Affordable Apartment Project, City of Murrieta, Riverside County, California, August 2021.
- e. Barr & Clark, Inc., Phase I Environmental Site Assessment, Single-Family Residence and Vacant Parcel at 40920 Los Alamos Road, Murrieta, California, Riverside County, California, March 2021
- f. Birdseye Planning Group, Monamos Terrace Affordable Apartment Project Air Quality/Greenhouse Gas Study, July 2021.
- g. Birdseye Planning Group, Monamos Terrace Affordable Apartment Project Noise Study, July 2021.
- h. ELMT Consulting, Inc., Habitat Assessment and MSHCP Consistency Analysis for the Monamos Terrace Affordable Housing Project, August 2021
- i. Ldn Consulting, Inc., Health Risk Screening Letter, August 2021
- j. Mizuta Traffic Consulting, Inc., Vehicle Miles Traveled Screening Analysis prepared for Monamos Terrace Apartment Project, August 2021
- k. Terracon, Inc., Geotechnical Engineering Report, Monamos Apartments, August 2021
- l. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml
- m. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Envirostar database. <http://www.envirostor.dtsc.ca.gov/public/>.
- n. California Department of Conservation, DLRP Important Farmland Finder. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed online July 2021.
- o. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone, website accessed July 2021, <https://egis.fire.ca.gov/FHSZ/>
- p. California Department of Transportation Noise, Vibration, and Hazardous Materials Office. April 2020.

Transportation and Construction Induced Vibration Guidance Manual.
<https://dot.ca.gov/?/media/dot?media/programs/environmentalanalysis/documents/env/tcvgm?apr2020?a11y.pdf> q. Eastern Municipal Water District, 2015 Urban Water Management Plan Update, June 2016.
<https://www.emwd.org/post/urban?water?management?plan> r. City of Murrieta Fire & Rescue Department website, accessed July 2021
<https://www.murrietaca.gov/154/Fire> s. City of Murrieta Police Department website, accessed July 2021
<https://www.murrietaca.gov/153/Police> t. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C2715G, prepared August 28, 2008; u. National Wild and Scenic Rivers System, accessed online July 2021. <https://www.rivers.gov/california.php> v. United States Fish & Wildlife Service, Wetlands Mapper, accessed July 2021
<https://www.fws.gov/wetlands/data/mapper.html> w. US Environmental Protection Agency, Sole Source Aquifer website accessed July 2020
<https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> x. City of Murrieta Zoning Code. y. City of Murrieta General Plan Update land use map (General Plan Amendment?2018? 1751) (approved July 7, 2020)
<https://www.murrietaca.gov/DocumentCenter/View/4161/Final?GPU?Land?Use?Map?GPA?2018?1751?approved?by?City?Council?7720?bidId=> z. Monamos Terraces Affordable Apartment Project Relocation Plan, Overland Pacific and Cutler, LLC, March 2021. aa. Eastern Municipal Water District, Perris Valley Regional Water Reclamation Facility Factsheet, October 2016.
<https://www.emwd.org/sites/main/files/fileattachments/pvrwrffactsheet.pdf?1620227213> bb. Eastern Municipal Water District Will Serve Letter, June 23, 2021. cc. City of Murrieta General Plan 2035 Final Environmental Impact Report (2011).
<https://www.murrietaca.gov/267/Focused?General?Plan?Update?Information>

[Project Review - Monamos Terrace in Murrieta\(1\).pdf](#)
[Tribal Letters Monamos Terrace\(1\).pdf](#)

List of Permits Obtained:

The following permits and/or discretionary actions will be obtained by the project applicant: Design Review Approval - City of Murrieta

Public Outreach [24 CFR 58.43]:

A public notice of FONSI will be published for 15 days in the local public notices section and on the Housing Authority of the County of Riverside's website.

[Public Notice Monamos Terrace Apts FONSI and RROF.pdf](#)
[Summary of Findings and Conclusions.docx](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of an affordable housing project that would provide 140 affordable units to income qualifying individuals and families. Based on the scope of the entire project, potentially significant impacts related to biological resources, cultural resources and temporary construction noise were identified and mitigated to below a level of significance. No significant or adverse impacts associated with the Monamos Terrace project were identified. Mitigation in the form of a fair share payment for the proposed project was identified to address the project's contribution to cumulative impacts to public services.

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

Consideration of an offsite alternative is not warranted because no significant impacts that cannot be avoided were identified. Reduced Project: Reducing the size of the proposed project would incrementally reduce impacts across a range of issue areas such as air quality, water supply and wastewater. However, the proposed project's contribution to potentially significant impacts can be mitigated as part of the larger project; thus, reducing the project size is not warranted. Density was maximized to ensure highest and best use of the site. Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

No Action Alternative [24 CFR 58.40(e)]

If the proposed project was not implemented, the project site would likely remain vacant until another development project is proposed. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

Summary of Findings and Conclusions:

The project applicant, Monamos Terraces, LP, is proposing to construct and operate the Monamos Terrace Apartments, a new 140 unit affordable housing community with related infrastructure improvements on a disturbed 4.33 acre 188,614 square foot site located at 40920 Los Alamos Road in Murrieta, California APN 949200006 through 949200025. The site is located along the south side of Los Alamos Road, east of Interstate 15 and Monroe Avenue and west of Elenora Way. See attached document

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
--	--	---	----------------------------	-----------------

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 3.5 miles east of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip (Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV 1, January 2012). March Air Reserve Base is the closest military facility and is located approximately 21 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur. Source List: [a]

Supporting documentation

[Airport Influence Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

Monamos-Terrace-
Apartments

Murrieta, CA

900000010230812

✓ 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

No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply. Source List: [b]

Supporting documentation

[MONAMOS ARCH 2021 AUG 10 - source b\(4\).pdf Coastal zone.pdf](#)

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:

[Firmette.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2715G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Therefore, no adverse impacts related to floodplain management are anticipated. See attached FEMA Floodplain Map.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone		ppb (parts per million)
Particulate Matter, <10 microns	10.60	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2020.4.0 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2022-2023 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

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

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

Enter the estimate emission levels:

Ozone		ppb (parts per million)
Particulate Matter, <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 site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2020.4.0 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2022-2023 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	15.5	75
NOx	33.1	100
CO	23.5	550
PM10	10.6	150
PM2.5	6.0	55

ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2040.4.0 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	5.6	55
NOx	3.2	55
CO	30.7	550
PM10	4.2	150
PM2.5	1.2	55
SOx	0.04	150

SOx - Sulfur Oxides Source: Monamos Terrace Affordable Apartments Air Quality/Greenhouse Gas Study, July 2021

Supporting documentation

[21-84 Monamos Apt HRA.pdf](#)
[AQ-GHG Study.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

The project site is located in the City of Murrieta, approximately 31 miles east of the Pacific Ocean and coastal zone.

Supporting documentation

[MONAMOS ARCH 2021 AUG 10 - source b\(3\).pdf](#)
[Coastal zone\(1\).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

Screen Summary

Compliance Determination

Supporting documentation

- [MONAMOS ARCH 2021 AUG 10 - source b\(2\).pdf](#)
- [envirostor - source m.pdf](#)
- [Geotracker - source L.pdf](#)
- [Reduced Phase I Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

Screen Summary

Compliance Determination

The project is currently vacant. As addressed in the Biological Resources Report prepared for the project (ELMT Consulting, Inc., July 2021), no native plant communities or natural communities of special concern occur on or adjacent to the project site. The majority of the site supports disturbed areas dominated by non

native grasses and ruderal/weedy plant species. The Western Riverside Multi Species Habitat Conservation Plan (MSHCP) does not identify any covered or specialstatus fish, reptilian or mammalian species as potentially occurring within the project site. Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No.663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. Although subjected to routine disturbance, the ornamental vegetation found on site has the potential to provide suitable nesting habitat for year round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. (*Charadrius vociferans*). No raptors are expected to nest on site due to lack of suitable nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. With implementation of Measure BIO 1, impacts to migratory birds would be reduced to less than significant. Burrowing owl is currently designated as a California Species of Special Concern and designated a bird of conservation concern at the federal level. Under the MSHCP burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6?4 of the MSHCP. The project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. No burrowing owl or their sign were observed on the project site; however, Mitigation Measure BIO 2 is recommended to avoid impacts to burrowing owl that may inhabit the site prior to construction. With implementation of Mitigation Measure BIO?2, impacts to burrowing owl would be reduced to less than significant. Source List: [b, h]

Supporting documentation

[MONAMOS ARCH 2021 AUG 10 - source b\(1\).pdf](#)
[Monamos Terrace Apartments_HA-MSHCP 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

The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to the site that present a potential explosive or flammable hazard. As referenced, Barr & Clark, Inc., prepared a Phase I ESA (March 2021) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. No mitigation measures are required. Source List: [b, e, l, m, o]

Supporting documentation

[FHSZ - source o.pdf](#)

[Geotracker - source L\(1\).pdf](#)

[Reduced Phase I Report\(1\).pdf](#)

[MONAMOS ARCH 2021 AUG 10 - source b.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.)	7 CFR Part 658

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

Yes

No

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

The project site is currently vacant and located within an urbanized area within the City of Murrieta.

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

Screen Summary

Compliance Determination

The project site is currently vacant and located within an urbanized area within the City of Murrieta. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (July 2021). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source List: [n]

Supporting documentation

[Farmland Map\(1\).pdf](#)

[Farmland Map - source n.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:

[Firmette.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2715G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Source List: [t]

Supporting documentation

[Firmette\(1\).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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

- ✓ Tribe List Attached Completed

Other Consulting Parties

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

The County of Riverside used the Tribal Directory Assistance Tool (TDAT) for a list of tribes that should be contacted for a project in Riverside County. Letters were then mailed to all tribes listed in directory attached in this section.

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

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

Yes

No

Step 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:**
40920 Los Alamos Road Murrieta, CA 92562

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:

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

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

A Cultural Resources Survey (July 2021) was prepared for the project site (Anza Resource Consultants, Inc.). The Cultural Resource Survey included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. One manufactured home and related outbuildings are located on the project site at 40920 Los Alamos Road. Neither structure is visible on a 1978 historic aerial photograph of the project area. The residence and barn were constructed or relocated to the site less than 43 years ago; and therefore, do not merit further analysis for California Register of Historical Resources (CRHR), the National Register of Historical Places (NRHP) or the City of

Murrieta Individual Resource Designation criteria. No impact to historic features would occur with project implementation. With respect to archaeological resources, Anza mailed letters on July 13, 2021, to 22 Native American contacts describing the project and asking if they had knowledge regarding cultural resources of Native American origin within or near the project sites. The NAHC sent a response on July 18, 2021, stating that a search of the SLF was completed with positive results (i.e., sacred lands or resources important to Native Americans are recorded within the vicinity of the project site). The NAHC provided a list of Native American contacts that may have knowledge regarding Native American cultural resources within or near the project site. In addition, the NAHC copied the Pechanga Band of Luiseno Indians (Pechanga) on the response e-mail and encouraged Anza to contact Pechanga regarding the positive SLF search results. A total of three tribes responded. The cultural resource records search, Native American scoping, and pedestrian survey identified no cultural resources within the project site. Native American scoping revealed that Pechanga and Cahuilla consider the area sensitive for buried archaeological resources and recommend Native American monitoring. However, based on the paucity of recorded prehistoric resources near the project site and survey results, the archaeological sensitivity of the project site is considered low. Thus, a finding of no historic properties affected is recommended under NEPA. However, the County of Riverside consulted with the Pechanga's as part of the Section 106 review process. Tribal representatives requested mitigation be incorporated into this EA to address the potential for unforeseen discoveries of tribal cultural resources during project excavation. These have been added herein as Mitigation Measures CUL-1 through CUL-7. Source List: [b, d]

Supporting documentation

[Historic Preservation- Mitigation Measures\(1\).docx](#)
[Project Review - Monamos Terrace in Murrieta.pdf](#)
[Tribal Letters Monamos Terrace.pdf](#)
[TDAT Report Monamos.xlsx](#)
[Monamos Terrace APE 1.pdf](#)
[MONAMOS ARCH 2021 AUG 10 - source b\(5\).pdf](#)
[Anza Monamos Apts CR report_10-03-2021.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 69

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 69

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

Screen Summary

Compliance Determination

Construction: The proposed project would generate short-term noise during project construction. As shown in the table below, maximum noise levels related to construction would be approximately 85 Aweighted decibels (dBA) at a distance of 25 feet (EPA, 2010). Typical Noise Levels at Construction Sites Construction Phase
Average Noise Level at 25 Feet Clearing 84 dBA Excavation 85 dBA

Foundation/Conditioning 85 dBA Laying Subbase/Paving 81 dBA Finishing 84 dBA
See Monamos Terrace Noise Abatement and Control word document attached.

Supporting documentation

[Monamos Terrace Noise Abatement and Control.docx](#)

[Noise Report.pdf](#)

[Airport Influence Zone\(1\).pdf](#)

[Front lot reading 1.PNG](#)

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

There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not

use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [w]

Supporting documentation

[Sole Source Aquifer.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

According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated. Per the Habitat Assessment and MSHCP Consistency Analysis for the Monamos Affordable Housing Project prepared by ELMT Consulting, Inc., July 2021, there are no wetland or riverine features on the project site. Thus, no impacts to these features would occur with project implementation. Source List: [v, h]

Supporting documentation

[Wetland Mapper.pdf](#)

[Monamos Terrace Apartments_HA-MSHCP Report\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

The project site is located in an urbanized portion of the City of Murrieta. The San Luis Rey River is the nearest river and is located approximately 13 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [u]

Supporting documentation

[wild and scenic.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

The project would provide 139 affordable apartment units for income qualifying residents. The project would remove one tenant occupied manufactured home. The tenants are being relocated per the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and associated procedures for addressing relocations for projects using federal funding. The process is defined in the Monamos Affordable Apartments Relocation Plan prepared by Overland Pacific & Cutler, LLC (March 2021). The project would not violate Executive Order 12898.

Supporting documentation

[Pacific Housing - Monamos Apts - relo plan 3-12-21.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

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.: /

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

08/12/2022

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

Date: August 12, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

EDA-HOUSING AUTHORITY
5555 ARLINGTON AVE
RIVERSIDE, CA 92504

Ad Number: 0011553321-01

P.O. Number:

PUBLIC NOTICE

August 12, 2022

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

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 August 30, 2022, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the CranstonGonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Monamos Terrace Apartments

PURPOSE: The project activity includes the use of up to \$2,500,000 in HOME funds by Monamos Terrace, LP a California Limited Partnership and 8 PBVs to serve as a rental subsidy for Monamos Terrace Apartments. Monamos Terrace Apartments will consist of the construction of a 140-unit apartment complex that will provide permanent supportive housing. The proposed project will consist of 50 one-bedroom units, 40 two-bedroom units, 26 three-bedroom units and 24 four-bedroom units. The one-bedroom units are approximately 625 square feet, the twobedroom units are approximately 815 square feet, the three-bedroom units are approximately 975 square feet and the four-bedroom units are approximately 1,125 square feet. The apartment units will be rented to low-income individuals and individuals who are experiencing homelessness, chronically homeless or at risk of becoming homeless. Service amenities will be provided by the Riverside University Health System Behavioral Health.

LOCATION: The project site is roughly 4.33-acres in size. Monamos Terrace Apartments is located in the City of Murrieta in Riverside County, California. The property is located along Los Alamos Road between Eleanora Way and Monroe Avenue. The parcel is identified as Assessor Parcel Number 949-200-006 through 949-200-025.

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 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or about August 30, 2022** 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 the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, and Workforce Solutions to allocate HOME Investment Partnerships Program funds and Housing Choice Voucher Program 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, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

12de agosto de 2022

Condado de Riverside, Vivienda y Soluciones para la Fuerza Laboral
3403 Tenth Street, Suite 300
Riverside, California 92501
(760) 863-2825 Nicole Sanchez

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer dos requisitos de procedimiento separados pero relacionados para las actividades que realizara el condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 30 de Agosto de 2022 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. la Autoridad de Vivienda del condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Monamos Terrace Apartments

PROPOSITO: La actividad del proyecto incluye uso un estimado de \$2,500,000 en fondos de el programa de HOME y la asignacion de 8 PBV para ser utilizados por Monamos Terrace, LP, una asociacion limitadada de el estado de California, para server como un subsidio de alquiler para Monamos Terrace Apartments. Monamos Terrace Apartments consistira en la construccion de un complejo de apartamentos de 140 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constara de 50 unidades de un dormitorio, 40 unidades de dos dormitorios, 26 de tres dormitorios y 24 de cuatro dormitorios. Las unidades de un dormitorio miden aproximadamente 900 pies cuadrados. Las unidades de apartamentos se alquilaran a personas de bajos ingresos y personas que se encuentran sin hogar, sin hogar cronicamente o en riesgo de quedarse sin hogar. Las comodidades del servicio incluiran capacitacion en computacion, clases de preparacion de alimentos y una gran variedad de servicios proporcionados por el Sistema de Salud del Comportamiento de la Universidad de Riverside.

UBICACION: El sitio del proyecto tiene un tamaño aproximado de 4.33 acres. Monamos Terrace Apartments esta ubicado en la ciudad de Murrieta del condado de Riverside, California. La propiedad esta ubicada a lo largo de Los Alamos Road entre Elanor Way y Monroe Ave La parcela se identifica con el numero de parcela del tasador 949-200-006 a 949-200-025.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNICATIVO

El condado de Riverside ha determinado que el proyecto no tendra un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaracion de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye informacion adicional del proyecto en la Evaluacion Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente direccion del sitio web <https://www.harivco.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Vivienda y Soluciones para la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 30 de agosto de 2022** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdiccion de los tribunals federales si se entable una accion para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobacion de la certification por parte de HUD satisface sus responsabilidades segun la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen fondos de le programa de HOME y Vales basaos en proyectos del programa de vales de eleccion de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberacion de fondos y la certification del Condado de Riverside por un periodo de quince dias despues de la fecha de presentacion anticipada o su recepcion real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- el condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos por parte de HUD; o
- otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: (1) Oficina de Vivienda Publica en HUDLOSANGELESOPH@hud.gov y (2) Planificacion y Desarrollo comunitarios en CPDLA@hud.gov. Los posibles obietores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objecion.

Press-Enterprise
Published: 8/12/22