

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



**ITEM: 3.24  
(ID # 23189)**

**MEETING DATE:**

**FROM :** HOUSING AND WORKFORCE SOLUTIONS:

Tuesday, November 28, 2023


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

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

1. Find, in its independent judgment and analysis as a Responsible Agency under National Environmental Policy Act (NEPA) in issuing certain limited approvals, after review and consideration the information in the previously adopted Environmental Assessment Report (EA) and Finding of No Significant Impact (FONSI) and associated documents by the Board of Supervisors on January 24, 2023 (Minute Order 3.29) for the Oak View Ranch Family Apartments, that as to those potential environmental impacts within the County's powers and authorities as Responsible Agency for the Request for Release of Funds of Housing Choice Voucher Program Project Based Vouchers for the Oak View Ranch Senior Apartments (Project) and certification associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required under NEPA;

Continued on Page 2

**ACTION:Policy**

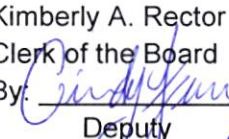
  
Heidi Marshall, Director 10/23/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington and Perez and Gutierrez  
Nays: None  
Absent: None  
Date: November 28, 2023  
xc: HWS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

2. Find that the original findings in the EA are still valid and there is no need for reevaluation because a) there are no substantial changes in nature, magnitude or extent of the Project, b) there are no new circumstance or environmental conditions which may affect the Project or have a bearing on its impact, and c) the recipient has not proposed the selection of an alternative not in the original findings;
3. Adopt the attached County of Riverside's Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Project based on the findings incorporated therein and conclude that the Project is not an action which may affect the quality of the environment;
4. Approve the attached Request for Release of Funds and Certification (RROF) for Eight (8) Housing Choice Voucher Program Project Based Vouchers for the Oak View Ranch Senior Apartments;
5. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
6. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
7. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Housing Choice Voucher Program Project Based Vouchers - 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2023/24

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

**BACKGROUND:**

**Summary**

National Community Renaissance of California, or its Affiliate (Developer), a California corporation and affordable housing developer, was selected to receive a total of 8 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers for Oak View Ranch Senior Apartments in the City of Murrieta under the Request for Proposal No. 2022-201

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released by the Housing Authority of the County of Riverside (HACR) on October 27, 2022.

The Project Based Vouchers (PBVs) will provide rental subsidy upon new construction of Oak View Ranch Senior Apartments on approximately 1.47 acres of the 6.22 acre site of vacant land owned by the City of Murrieta real property located at 24960 Adams Avenue in the City of Murrieta, more specifically identified as Assessor Parcel Numbers 906-080-018 (Project Site).

Oak View Ranch Apartments is a two-phase affordable apartment community that will consist of approximately 200 units. Phase I will consist of 119 affordable units (118 rentable units + 1 manager's unit); and Phase II will consist of 81 affordable units (80 rentable units + 1 manager's unit). All affordable units will be restricted to Area Median Incomes between 30% and 60%. Phase I has secured all funding and commenced construction in June of 2023. Phase I is currently under construction and expected to be completed April 2025.

Oak View Ranch Senior Apartments consists of 81 affordable rental units (of which includes 1 manager unit) and be comprised of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units are approximately 522 square feet, two-bedroom units are approximately 751 square feet, and three-bedroom units are approximately 1,028 square feet. Onsite amenities include outdoor pool and clubhouse, children's playground, community center, community garden, half basketball court, outdoor fitness stations & conversation areas, pet-friendly green space, BBQ area with tables, Boys & Girls Club and a senior center. In addition, the project will include the preservation of the existing oak tree on the site, and the integration of the proposed pedestrian paseos. Under Phase II, the HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for 8 vouchers for a twenty (20) year contract term consisting of the following: 5 one-bedroom units and 3 two-bedroom units, for households at or below 30% of the Area Median Income for Riverside County.

NEPA Review

The environmental effects of activities carried out with PBVs derived from federal funds awarded by the U.S. Department of Housing and Urban Development (HUD) must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside, through its Department of Housing and Workforce Solutions (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 January 24, 2023 (Minute Order 3.29), the County Board of Supervisors approved the Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the first phase, Oak View Ranch Family Apartments (which is attached) and concluded that the activities are not actions that may affect the quality of the environment pursuant to the National Environmental Policy Act (NEPA). Staff recommends adopting the EA and FONSI for the

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second phase, Oak View Ranch Senior Apartments, and conclude that the Proposed Project is not an action which may affect the quality of the environment.

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

Public Notice of the Request for Release of Funds was published on November 13, 2023, pursuant to 24 CFR 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 Request for Release of Funds. County Counsel has reviewed and approved as to form the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds.

**Impact on Residents and Businesses**

The Oak View Ranch Senior Apartment development of 81 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution will be funded through the U.S. Department of Housing and Urban Development Housing Choice Voucher Program.

**Attachments:**

- County of Riverside Environmental Assessment and FONSI
- EA Determinations and Compliance Findings
- Request for Release of Funds - HCVP Project Based Vouchers
- Public Notice RROF
- Proof of Public Notice

  
Erlanria Lontajo, Principal Management Analyst 11/20/2023

  
Aaron Gettis, Deputy County Counsel 11/12/2023

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Riverside County Clerk of the Board, Stop 1010  
 Post Office Box 1147, Riverside, Ca 92502-1147  
 Thank you

THIS DOCUMENT IS FULLY EXECUTED PER 12806-0087  
 CLERK'S COPY (exp. 03/31/2020)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) <b>Diana Acosta, Housing Specialist, (951) 955-0856</b>	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Los Angeles Office of Public Housing 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012-3308		

**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) Oak View Ranch Senior Apartments, Murrieta CA 8 HCVP Project Based Vouchers	10. Location (Street address, city, county, State) 24960 Adams Avenue in the City of Murrieta, more specifically identified as Assessor Parcel Numbers 906-080-018
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### 11. Program Activity/Project Description

National Core Renaissance of California (Developer), a California non profit affordable housing developer, was selected to receive a total of 8 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers for Oak View Ranch Senior Apartments in the City of Murrieta, under the Request for Proposal No. 2022-101 released by the Housing Authority of the County of Riverside (HACR) on October 27, 2022.

The Project Based Vouchers (PBVs) will provide rental subsidy upon new construction of Oak View Ranch Senior Apartments on approximately 1.47 acres of the 6.22 acre site of vacant land owned by the City of Murrieta real property located at 24960 Adams Avenue in the City of Murrieta, more specifically identified as Assessor Parcel Numbers 906-080-018 (Project Site). Oak View Ranch Senior Apartments consists of 81 affordable rental units (of which includes 1 manager unit) and be comprised of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units are approximately 522 square feet, two-bedroom units are approximately 751 square feet, and three-bedroom units are approximately 1,028 square feet. Onsite amenities include outdoor pool and clubhouse, children's playground, community center, community garden, half basketball court, outdoor fitness stations & conversation areas, pet-friendly green space, BBQ area with tables, Boys & Girls Club and a senior center. In addition, the project will include the preservation of the existing oak tree on the site, and the integration of the proposed pedestrian paseos.

Oak View Ranch Senior Apartments is Phase II of a two-phase development consisting of a total of 200-units. Oak View Ranch Family Apartments consists of 119-units and Oak View Ranch Senior Apartments consists of the balance of 81-units.

Under Phase II, the HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for 8 vouchers for a twenty (20) year contract term consisting of the following: 5 one-bedroom units and 3 two-bedroom units, for households at or below 30% of the Area Median Income for Riverside County.

**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

KEVIN JEFFRIES

Chairman, Riverside County Board of Supervisors

Date signed

11/28/23

Address of Certifying Officer

C/O Housing, Homelessness Prevention and Workforce Solutions, 5555 Arlington Avenue, Riverside, CA 92504

**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)

ATTEST  
KIMBERLY A. RECTOR, Clerk

By   
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY:  11-2-2023  
PAULA S. SALCIDO DATE



**U.S. Department of Housing  
and Urban Development**  
Los Angeles Field Office  
300 N. Los Angeles, Suite 4054  
Los Angeles, CA 90012

## **Environmental Assessment for HUD-funded Proposals**

Recommended format per 24 CFR 58.36, revised March 2005  
[Previously recommended EA formats are obsolete].

**Project Identification:** Oak View Ranch Senior Apartments

**Preparer:** Diana Acosta, Housing Specialist

**Responsible Entity:** County of Riverside

**Month/Year:** November 2, 2023

## Environmental Assessment

**Responsible Entity:** County of Riverside  
[24 CFR 58.2(a)(7)]

**Certifying Officer:** Kevin Jeffries, Chair,  
Riverside County Board of Supervisors  
[24 CFR 58.2(a)(2)]

**Project Name:** Oak View Ranch Senior Apartments

**Project Location:** 24960 Adams Avenue, Murrieta, CA 92562; Identified as  
Assessor Parcel Number 906-080-018.

**Estimated total project cost:** \$31,550,573 (PBVs valued at \$3,053,760.00 over 20 years)

**Grant Recipient:** National Community Renaissance of California  
[24 CFR 58.2(a)(5)]

**Recipient Address:** 9692 Haven Avenue, Suite 100, Rancho Cucamonga, CA 91730

**Project Representative:** Cameron Shariati, Project Manager

**Telephone Number:** Phone: (619) 706-7484  
Email: [cshariati@nationalcore.org](mailto:cshariati@nationalcore.org)

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

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the County of Riverside on January 24, 2023. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby attaches and incorporates by reference, the EA and Finding of No Significant Impact on the environment completed and approved by County of Riverside on January 24, 2023.



**FINDING:** [58.40(g)]

X **Finding of No Significant Impact**

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

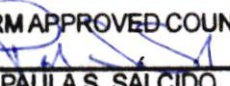
       **Finding of Significant Impact**

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

Preparer Signature:  Date: 11/2/23  
Name/Title/Agency: Diana Acosta, Housing Specialist

RE Approving Official Signature:  Date: 11/28/23  
Name/Title/ Agency: Kevin Jefferies, Chairman, Riverside County Board of Supervisors

ATTEST:  
KIMBERLY A. RECTOR, Clerk  
By   
DEPUTY

FORM APPROVED COUNTY COUNSEL  
BY:  11-2-2023  
PAULA S. SALCIDO DATE

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

The purpose of the proposed project is to provide affordable housing for residents of the County of Riverside. National Community Renaissance of California, or its affiliate, is proposing to develop Oak View Ranch Senior Apartments, an 81-unit affordable rental housing development (80-rental units + 1 resident manager unit) and utilize eight (8) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list.

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

Oak View Ranch Senior Apartments consists of eighty one (81) affordable rental units on approximately 1.47-acres of the 6.22-acre site of vacant land owned by the City of Murrieta which is located at 24960 Adams Avenue, in the City of Murrieta, also identified as Assessor's Parcel Number 906-080-018 (Property). The completed Project will be comprised of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units are approximately 522 square feet, two-bedroom units are approximately 751 square feet, and three-bedroom units are approximately 1,028 square feet. The Proposed Project is Phase II of a two-phase development consisting of a total 200-unit multi-family housing development. The Oak View Ranch Family Apartments consists of 119-units and the Oak View Ranch Senior Apartments as stated herein consists of the balance of 81-units. Onsite amenities include outdoor pool and clubhouse, children's playground, community center, community garden, half basketball court, outdoor fitness stations & conversation areas, pet-friendly green space, BBQ area with tables, Boys & Girls Club and a senior center. In addition, the project will include the preservation of the existing oak tree on the site, and the integration of the proposed pedestrian paseos.

The Housing Authority of the County of Riverside awarded the Project a total of 8 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs). The HACR is placing the PBVs on the project for 20 years and can extend that commitment an additional 20 years, estimated rental assistance over the 20 year period for the PBVs is estimated at \$ 3,053,760.00. Along with PBVs the County has committed \$6,000,000 in ARPA funds that will be used to finance a portion of construction costs. Under the County's ARPA program, a total of 40 units will be restricted under ARPA of which 19 units will be restricted to households whose incomes do not exceed 60% AMI, 8 units will be restricted to households whose incomes do not exceed 40% AMI, and 13 units will be restricted to households whose incomes do not exceed 30% AMI for the County of Riverside. The ARPA-assisted units will be restricted by the ARPA Covenant Agreement for a period of at least 55 years from the recordation of the Notice of Completion.

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

The project site is developed with one bam; the balance of the site is vacant and vegetated with grasses, shrubs, and trees, including one large old oak tree. The project site is surrounded by multifamily homes to the north, commercial buildings to the south, undeveloped land to the east, and a mix of single-family homes and a mobile home park across Adams Avenue to the west. Murrieta Town Square, which includes City Hall, the police station, a fire station, Murrieta Library, Murrieta Senior Center, a community center, and Town Square Park, is about 330 feet west of the project site.

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## **PUBLIC NOTICE**

**November 13, 2023**

Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
(951) 955-0856 Diana Acosta

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

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

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

**On or about, November 28, 2023**, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) to undertake the following project:

**PROJECT NAME:** Oak View Ranch Senior Apartments

**PURPOSE:** The project activity includes the allocation of 8 PBVs to be utilized by National Community Renaissance of California, an affordable housing developer, to serve as rental subsidy for Oak View Ranch Senior Apartments, an affordable apartment community for low income households that will consist of 81 affordable rental units and one manager’s unit. The PBVs will be reserved for households with incomes at or below 30% of the area median income. The remaining units will be restricted to area median incomes between 30% and 60%. The overall project will consist of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units are approximately 522 square feet, two-bedroom units are approximately 751 square feet, and three-bedroom units are approximately 1,028 square feet. The Proposed Project is Phase II of a two-phase development consisting of a total 200-unit multi-family housing development. The Oak View Ranch Family Apartments consists of 119-units and the Oak View Ranch Senior Apartments as stated herein consists of the balance of 81-units. Onsite amenities include outdoor pool and clubhouse, children's playground, community center, community garden, half basketball court, outdoor fitness stations & conversation areas, pet-friendly green space, BBQ area with tables, Boys & Girls Club and a senior center. In addition, the project will include the preservation of the existing oak tree on the site, and the integration of the proposed pedestrian paseos.

**LOCATION:** 24960 Adams Avenue in the City of Murrieta. Phase II will be built on approximately 1.47-acres of the 6.22-acre site of vacant land owned by the City of Murrieta, more specifically identified as Assessor Parcel Number 906-080-018.

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 and Workforce Solutions at 3403 Tenth Street, Suite 300, Riverside, California 92501. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday. The EA may also be downloaded at the following website address <https://rivcohws.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: Diana Acosta at 3403 Tenth Street, Suite 300 Riverside, California 92501 or email comments to [Diacosta@rivco.org](mailto:Diacosta@rivco.org). All comments received at the address specified **above on or before November 28, 2023** 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 Kevin Jeffries in his capacity as the Chairman 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 Housing Authority of the County of Riverside to allocate the Program Project Based Vouchers for the proposed project.

### **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 based on one of the following:

- 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 Office, Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

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## NOTICIA PÚBLICA

**13 noviembre 2023**

Condado de Riverside, Soluciones de vivienda y fuerza laboral  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
(951) 955-0856 Diana Acosta

### **A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERESADAS:**

Estos avisos deberán satisfacer dos requisitos de procedimiento separados pero relacionados para las actividades que realizará el Condado de Riverside. Cualquier individuo, grupo o agencia que presente comentarios debe especificar en sus comentarios qué "aviso" de su dirección de comentarios.

### **SOLICITUD DE LIBERACIÓN DE FONDOS**

**En o alrededor del 28 de noviembre de 2023**, el Condado de Riverside presentará una solicitud a la Oficina Local de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de Vales Basados en Proyectos (PBV) del Programa de Vales de Elección de Vivienda (HCVP) para llevar a cabo el siguiente proyecto:

**NOMBRE DEL PROYECTO:** Oak View Ranch Senior Apartments

**PROPÓSITO:** La actividad del proyecto incluye la asignación de 8 PBV para ser utilizados por National Community Renaissance of California, un desarrollador de viviendas asequibles, para servir como subsidio de alquiler para Oak View Ranch Senior Apartments, un complejo de apartamentos asequibles para hogares de bajos ingresos que consistirá en 81 unidades de alquiler asequibles y una unidad de gerente. Los PBV se reservarán para hogares con ingresos iguales o inferiores al 30% del ingreso medio del área. Las unidades restantes se restringirán a los ingresos medios del área entre el 30% y el 60%. El proyecto general consistirá en un edificio compuesto por 72 unidades de un dormitorio, 8 unidades de dos dormitorios y 1 unidad de tres dormitorios. Las unidades de un dormitorio son de aproximadamente 522 pies cuadrados, las unidades de dos dormitorios son de aproximadamente 751 pies cuadrados y las unidades de tres dormitorios son de aproximadamente 1,028 pies cuadrados. El Proyecto Propuesto es la Fase II de un desarrollo de dos fases que consiste en un desarrollo total de viviendas multifamiliares de

200 unidades. Los apartamentos familiares Oak View Ranch constan de 119 unidades y los apartamentos para personas mayores Oak View Ranch, como se indica en este documento, consisten en un saldo de 81 unidades. Las comodidades del hotel incluyen piscina al aire libre y casa club, parque infantil, centro comunitario, jardín comunitario, media cancha de baloncesto, estaciones de fitness al aire libre y áreas de conversación, espacio verde que admite mascotas, área de barbacoa con mesas, Boys & Girls Club y un centro para personas mayores. Además, el proyecto incluirá la preservación del roble existente en el sitio y la integración de los paseos peatonales propuestos.

**UBICACIÓN:** 24960 Adams Avenue en la Ciudad de Murrieta. La Fase II se construirá en aproximadamente 1.47 acres del sitio de 6.22 acres de terreno vacante propiedad de la Ciudad de Murrieta, más específicamente identificado como Parcela Tasadora Número 906-080-018.

Esta actividad puede llevarse a cabo durante varios años.

### **CONSTATAción DE QUE NO HAY IMPACTO SIGNIFICATIVO**

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental bajo la Ley de Política Ambiental Nacional de 1969 (NEPA). La información adicional del proyecto está contenida en la Evaluación Ambiental (EA) archivada en Housing and Workforce Solutions en 3403 Tenth Street, Suite 300, Riverside, California 92501. El EA puede ser examinado o copiado entre las 8:00 a.m. y las 5:00 p.m., de lunes a viernes, excepto en caso de día festivo. El EA también se puede descargar en la siguiente dirección de sitio web <https://rivcohws.org/>.

### **COMENTARIOS PÚBLICOS**

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Vivienda y Workforce Solutions, Atención: Diana Acosta en 3403 Tenth Street, Suite 300 Riverside, California 92501 o enviar comentarios por correo electrónico a [Diacosta@rivco.org](mailto:Diacosta@rivco.org). Todos los comentarios recibidos en la dirección especificada **anteriormente en o antes del 28 de noviembre de 2023** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a qué Aviso se dirigen.

### **LIBERACIÓN DE FONDOS**

El Condado de Riverside certifica a la Oficina Local de HUD en Los Ángeles que Kevin Jeffries en su calidad de Presidente de la Junta de Supervisores acepta la jurisdicción de los tribunales federales si se presenta una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de HUD de la certificación satisface sus responsabilidades bajo NEPA y las leyes y autoridades relacionadas y permite a la Autoridad de Vivienda del Condado de Riverside asignar los vales basados en proyectos del programa para el proyecto propuesto.

## OBJECIONES A LA LIBERACIÓN DE FONDOS

HUD aceptará objeciones a su liberación de fondos y la certificación del Condado de Riverside por un período de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que ocurra más tarde) solo si se basan en uno de los siguientes:

- a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside ha omitido un paso o no ha tomado una decisión o hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Part 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- d. otra agencia federal que actúa de conformidad con 40 CFR Parte 1504 ha presentado una conclusión 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 electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a la siguiente Oficina de Campo de HUD Los Ángeles, Oficina de Vivienda Pública en [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov). Los posibles objetores deben comunicarse con las Oficinas Locales de HUD Los Ángeles por correo electrónico para verificar el último día real del período de objeción.

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**PUBLIC NOTICE**

**November 13, 2023**  
Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
(951) 955-0854 Diana Acosta

**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 place in their comments which "notice" their comments address.

**REQUEST FOR RELEASE OF FUNDS**

On or about **November 28, 2023**, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) to undertake the following project:

**PROJECT NAME:** Oak View Ranch Senior Apartments

**PURPOSE:** The project activity includes the allocation of 8 PBVs to be utilized by National Community Renaissance of California, an affordable housing developer, to serve as rental subsidy for Oak View Ranch Senior Apartments, an affordable apartment community for low income households that will consist of 51 affordable rental units and one manager's unit. The PBVs will be reserved for households with incomes of or below 30% of the area median income. The remaining units will be restricted to area median incomes between 30% and 40%. The overall project will consist of one building comprised of 72 one-bedroom units, 8 two-bedroom units, and 1 three-bedroom unit. The one-bedroom units are approximately 122 square feet, two-bedroom units are approximately 171 square feet, and three-bedroom units are approximately 1,028 square feet. The Proposed Project 1, Phase II of a two-phase Ranch Family Apartments consists of 118 units and the Oak View Ranch Senior Apartments as stated herein consists of the balance of 51 units. Onsite amenities include outdoor pool and clubhouse, childrens playground, community center, community garden, half basketball court, outdoor fitness stations & conversation area, pet-friendly areas, senior BBQ area with tables, Boys & Girls Club and a senior center. In addition, the project will include the preservation of the existing oak tree on the site, and the integration of the proposed pedestrian eases.

**LOCATION:** 3490 Adams Avenue in the City of Murrieta. Phase II will be built on approximately 1.47 acres of the 6.2-acre site of vacant land owned by the City of Murrieta, more specifically identified as Assessor Parcel Number 906-080-018.

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 Impact Statement (EIS) filed at the Housing and Workforce Solutions at 3403 Tenth Street, Suite 300, Riverside, California 92501. The EIA may be examined on the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday. The EIA may also be downloaded at the following website address <https://rivco.gov.org>

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EIA and the Request for Release of Funds to the Department of Housing and Workforce Solutions, Attention: Diana Acosta at 3403 Tenth Street, Suite 300 Riverside, California 92501 or email comments to [DiAcosta@rivco.org](mailto:DiAcosta@rivco.org). All comments received at the address specified **on or before November 28, 2023** 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 Kevin Jeffries in his capacity as the Chairman 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 Housing Authority of the County of Riverside to allocate the Program Project Based Vouchers for the proposed project.

**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 based on one of the following:

- 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 of 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 is 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 Office, Office of Public Housing at [HUD.LOSANGELES@PH.dhs.gov](mailto:HUD.LOSANGELES@PH.dhs.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

**NOTICIA PUBLICA**

13 noviembre 2023

Condado de Riverside, Soluciones de vivienda y fuerza laboral  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
(951) 955-0854 Diana Acosta

**A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERESADAS:**

Estos avisos deberán satisfacer dos requisitos de procedimiento separados pero relacionados con las actividades que realizará el Condado de Riverside. Cualquier individuo, grupo o agencia que presente comentarios debe especificar en sus comentarios que "avisar" de su dirección de comentarios.

**SOLICITUD DE LIBERACIÓN DE FONDOS**

En o alrededor del **28 de noviembre de 2023**, el Condado de Riverside presentará una solicitud a la Oficina Local de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de Vales Basados en Proyectos (PBV) del Programa de Vales de Elección de Vivienda (HCVP) para llevar a cabo el siguiente proyecto:

**NOMBRE DEL PROYECTO:** Oak View Ranch Senior Apartments

**PROPÓSITO:** La actividad del proyecto incluye la asignación de 8 PBV para ser utilizados por National Community Renaissance of California, un desarrollador de viviendas asequibles, para servir como subsidio de alquiler para Oak View Ranch Senior Apartments, un complejo de apartamentos asequibles para hogares de bajos ingresos que consisten en 81 unidades de alquiler asequibles y una unidad de gerente. Los PBV se reservan para hogares con ingresos iguales o inferiores al 30% del ingreso medio del área. Las unidades restantes se restringirán a los ingresos medios del área entre el 30% y el 40%. El proyecto general consistirá en un edificio compuesto por 72 unidades de un dormitorio. Las unidades de dos dormitorios y 1 unidad de tres dormitorios. Las unidades de un dormitorio son de aproximadamente 122 pies cuadrados, las unidades de dos dormitorios son de aproximadamente 171 pies cuadrados y las unidades de tres dormitorios son de aproximadamente 1,028 pies cuadrados. El Proyecto Proyecto 1, Fase II de los departamentos para personas mayores Oak View Ranch, como se indica en este documento, consisten en un total de 118 unidades. Las comodidades del hotel incluyen piscina al aire libre y casa club, parque infantil, centro comunitario, jardín comunitario, media cancha de béisbol, estaciones de fitness al aire libre y áreas de conversación, espacio verde que admite mascotas, área de barbacoa con mesas, Boys & Girls Club y un centro para personas mayores. Además, el proyecto incluirá la preservación del árbol existente en el sitio y la integración de los pasajes peatonales propuestos.

**UBICACIÓN:** 3490 Adams Avenue en la Ciudad de Murrieta. La Fase II se construirá en aproximadamente 1.47 acres del sitio de 6.22 acres de terreno vacío propiedad de la Ciudad de Murrieta, más específicamente identificado como Parcela Topografía Número 906-080-018.

Esta actividad puede llevarse a cabo durante varios años.

**CONSTATACIÓN DE QUE NO HAY IMPACTO SIGNIFICATIVO**

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental bajo la Ley de Política Ambiental Nacional de 1969 (NEPA). La información adicional del proyecto está contenida en el Evaluación Ambiental (EA) archivado en Housing and Workforce Solutions en 3403 Tenth Street, Suite 300, Riverside, California 92501. El EA puede ser examinado o copiado entre las 8:00 a.m. y las 5:00 p.m., de lunes a viernes, excepto en caso de día festivo. El EA también se puede descargar en la siguiente dirección de sitio web <https://rivco.gov.org>

**COMENTARIOS PÚBLICOS**

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Vivienda y Workforce Solutions, Atención: Diana Acosta en 3403 Tenth Street, Suite 300 Riverside, California 92501 o enviar comentarios por correo electrónico a [DiAcosta@rivco.org](mailto:DiAcosta@rivco.org). Todos los comentarios recibidos en la dirección especificada anteriormente en o antes del **28 de noviembre de 2023** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a qué Aviso se dirigen.

**LIBERACIÓN DE FONDOS**

El Condado de Riverside certifica a la Oficina Local de HUD en Los Angeles que Kevin Jeffries en su calidad de Presidente de la Junta de Supervisores acepta la jurisdicción de los Tribunales federales si se presenta una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de HUD de la certificación satisface sus responsabilidades bajo NEPA y las leyes y autoridades relacionadas y permite a la Autoridad de Vivienda del Condado de Riverside asignar los vales basados en proyectos del programa para el proyecto propuesto.

**OBJECIONES A LA LIBERACIÓN DE FONDOS**

HUD aceptará objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que ocurra más tarde) solo si se basan en uno de los siguientes:

- a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside ha omitido un paso o no ha tomado una decisión o hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención ha comprometido fondos e incurrido en costos no autorizados por 24 CFR Part 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- d. otra agencia federal que actúa de conformidad con 40 CFR Parte 1504 ha presentado una conclusión 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 electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a la siguiente Oficina de Campo de HUD Los Angeles, Oficina de Vivienda Pública en [HUD.LOSANGELES@PH.dhs.gov](mailto:HUD.LOSANGELES@PH.dhs.gov). Los posibles oponentes deben comunicarse con las Oficinas Locales de HUD Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.

**Fecha de Emisión:**  
**Publicado:** 11/13/23



**Attachment**  
**EA/FONSI approved**  
**01.24.2023**



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

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

**Project Information**

**Project Name:** Murrieta-Apartments-Phase-I

**HEROS Number:** 900000010238582

**Project Location:** 24960 Adams Avenue, Murrieta, CA 92562

**Additional Location Information:**

The proposed 6.22-acre Murrieta Apartments Phase I project site is at 24960 Adams Avenue in the City of Murrieta, Riverside County, California. Riverside County Assessor's Parcel Number 906-080-018. The site is in the Temecula Valley. The site is approximately 0.5 mile southwest of the Interstate 15 (I-15) freeway; access from the I-15 is via Kalmia Street or Murrieta Hot Springs Road.

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

The project consists of development of four buildings consisting of affordable residential units; site amenities; and landscaping. The proposed project would be in part constructed using federal funding from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local fiscal Recovery Fund established under the American Rescue Plan Act in the amount of \$4,500,000, and Permanent Local Housing Allocation Funds in the amount of \$1,500,000. The combined \$6,000,000 funding is allocated for Murrieta Apartments Phase I only. In addition, the Housing Authority of the County of Riverside will contribute 8 Project-Based Vouchers (PBVs). Thus, it is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58. The proposed project includes the development of four residential buildings with a total of 200 units. Building A to be located near the northwest corner of the project site, would be a four-story rectangular building. Buildings B-1 and B-2 proposed near the southwest corner of the project site, would be four-stories. Building C proposed near the northeast corner of the project site, would be a four-story rectangular building. The character and scale of surrounding neighborhood were carefully considered to ensure that the project architecture and massing blends in with the existing surrounding uses. The project proposes a gross building area of over 230,000 square feet of new residential buildings. Building A is designed for multi-family housing and would include a total of 42 units, comprised of eight one-bedroom units, 23 two-bedroom units, and 11 three-bedroom units. Building B-1 is designed for multi-family housing and would include a total of 20 units comprised of twelve one-bedroom units, and eight three-bedroom units. Building B-2 is designed for multi-family housing and would include a total of 57 units comprised of three one-bedroom units, thirty-eight two-bedroom units (including one two-bedroom manager's unit) and sixteen three-bedroom units. The multi-family housing in buildings A, B-1 and B-2 would be for households earning less than 60 percent of the Area Median Income

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(AMI). Building C is designed for senior housing and would include a total of 81 units comprised of 72 one-bedroom units, eight two-bedroom units, and one two-bedroom manager unit. The 80 senior units would be for people age 62 and above, and earning less than 60 percent of the AMI. The project proposes an architectural style to complement the surrounding neighborhood. The project architecture includes both wall and roof plane articulation and would carry the design elements to each elevation, including the inner portions of the site and all detached structures, such as trash enclosures. The tallest of the proposed buildings is Building C, at approximately 55 feet high.

#### Funding Information

Grant Number	HUD Program	Program Name
PBV3-21-002	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$3,619,200.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$59,361,294.00

#### 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
Historic Preservation	The single remaining historic feature on the project site is a barn-built ca. 1917. It was used by the Skyes' family farming operation from the late 1920s up through the end of active farming in the 1980s. The City of Murrieta will preserve the barn by moving it to an off-site location (Cultural Resources Survey Phase I, Stiehl 2021a).
Noise Abatement and Control	Mitigation Measures  Mitigation Measure N-1 The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: *tEnsure that construction equipment is properly muffled *tPlace noise-generating construction equipment and locate construction staging areas away from sensitive uses *tSchedule high noise-producing activities between the hours of 8:00 AM and 7:00 PM to minimize disruption on sensitive uses.

	<p>*Implement noise attenuation measures                  *Use electric air compressors and similar power tools rather than diesel equipment                  *Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.                  *Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent.</p> <p>Mitigation Measure N-2</p> <p>The project applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets to the extent feasible.</p> <p>Construction noise impacts would be less than significant after implementation of mitigation measures N-1 and N-2.</p> <p>Operational Noise Impacts</p> <p>Operational noise from stationary sources, such as mechanical equipment, would be similar to that from nearby residential uses and would thus be a less than significant impact.</p> <p>The proposed project is estimated to generate 947 vehicle trips per day. As the project-generated increase in traffic volumes on nearby roadways would be far below 100 percent, project traffic noise impacts would be less than significant. No mitigation is required for project operational noise impacts.</p>
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>Mitigation Measures Mitigation Measure N-1 The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: * Ensure that construction equipment is properly muffled according to industry standards and in good working condition. * Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where</p>

feasible. \* Schedule high noise-producing activities between the hours of 8:00 AM and 7:00 PM to minimize disruption on sensitive uses. \* Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. \* Use electric air compressors and similar power tools rather than diesel equipment, where feasible. \* Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. \* Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. Mitigation Measure N-2 The project applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. Construction noise impacts would be less than significant after implementation of mitigation measures N-1 and N-2. Operational Noise Impacts Operational noise from stationary sources, such as mechanical equipment, would be similar to that from nearby residential uses and would thus be a less than significant impact. The proposed project is estimated to generate 947 vehicle trips per day. That constitutes an increase of 1.5 percent to 10.6 percent of forecast 2035 daily traffic volumes on streets near the project site. Traffic volumes must double (that is, increase by 100 percent) to cause a significant traffic noise impact. As the project-generated increase in traffic volumes on nearby roadways would be far below 100 percent, project traffic noise impacts would be less than significant. No mitigation is required for project operational

	<p>noise impacts. Source List: * TA-Group DD, 2021. Phase I Environmental Site Assessment: Vacant Property, 2496D Adams Avenue, City of Murrieta, Riverside County, California 92562. Prepared for National Community Renaissance. * UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</p>
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>Vegetation Five land cover types were identified onsite in the habitat assessment survey conducted by UltraSystems on March 4 and April 5, 2021; see Section 4.4, Biological Resources, of the IS/MND for description of survey methods. The five land cover types are wild oats and annual brome grasslands, residential/urban/exotic, ornamental, coast live oak woodland and forest, and common and giant reed marshes. None of the land cover types are considered sensitive natural communities. No compliance actions or mitigation measures are required. Sensitive Plant Species No plant species listed under the federal Endangered Species Act was observed onsite or was determined to have moderate or higher potential to occur onsite. One listed plant species, thread-leaved brodiaea (<i>Brodiaea filifolia</i>), listed as federally threatened and state endangered, was determined to have low potential to occur onsite. No compliance actions or mitigation measures are required. Wildlife The biological resources evaluation identified 21 animal species onsite consisting of one insect species, one lizard, 16 bird species, and three mammal species; the list of species observed onsite is included as Attachment G to the Biological Resources Evaluation included as Appendix C1 to the IS/MND. Sensitive Animal Species No endangered or threatened species listed under the federal Endangered Species Act was observed onsite or was determined to have moderate or higher potential to occur onsite. Two special-status species were determined to have moderate potential to occur onsite: Burrowing owl (<i>Athene cunicularia</i>), and San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>). Both species are California Species of Special Concern and are covered species under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). One special-status species was observed onsite: Cooper's hawk (<i>Accipiter cooperii</i>), which is a</p>

	<p>California Watch List species and a covered species under the MSHCP. The IS/MND set forth two mitigation measures for impacts to burrowing owl: MM BIO-1 requiring pre-construction burrowing owl surveys within 30 days prior to construction; and MM BIO-2 requiring burrowing owl protection measures including passive relocation before the start of construction. Impacts to burrowing owl were determined to be less than significant after implementation of mitigation measures BIO-1 and BIO-2. See Section 4.4, Biological Resources, of the IS/MND for the full texts of MMs BIO-1 and BIO-2. Nesting Birds The project Biological Study Area (BSA)—the project site plus a 500-foot buffer zone surrounding the site—contains trees and other features that could be used for nesting by birds protected by the federal Migratory Bird Treaty Act (MBTA). Therefore, the project has the potential to impact nesting birds during the construction phase. This impact would be significant without mitigation. Implementation of MM BIO-3, requiring a preconstruction breeding bird survey and exclusion of disturbances from buffer zones ranging from 100 to 500 feet radius depending on the taxa and the species status, would reduce this impact to less than significant. Refer to Section 4.4 Biological Resources of the IS/MND for details. The IS/MND set forth seven other mitigation measures for impacts to biological resources: MM BIO-4 requiring a worker environmental awareness program (WEAP); MM BIO-5 requiring a biological monitor; MM BIO-6 requiring implementation of construction best management practices; MM BIO-7 requiring marking of project site boundaries and designated areas; MM BIO-8, General Vegetation and Wildlife Avoidance and Protection Measures; MM BIO-9, Protected Tree Replacement Measures; and MM BIO-10, Protected Tree Preservation Measures.</p>
Other Factors 1	No Mitigation is Required.
Other Factors 2	Mitigation Measure GEO-2, set forth in IS/MND Section 4.6, requires Preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP); monitoring; and, in the event of a discovery that the project cannot avoid, recovery and curation. Impacts to fossils would be less than significant after implementation of mitigation measure GEO-2.
Permits, reviews, and approvals	* Site Plan approval from the City of Murrieta *

	Building permits from the City of Murrieta.
Aesthetics	MM AES-1
Biological Resources	MM BIO-1 Pre-Construction Burrowing Owl Surveys
Biological Resources	MM BIO-10 Protected Tree Preservation Measures
Biological Resources	MM BIO-2
Biological Resources	MM BIO-3 Pre-Construction Breeding Bird Survey
Biological Resources	MM BIO-4 Worker Environmental Awareness Program (WEAP)
Biological Resources	MM BIO-5 Biological Monitor
Biological Resources	MM BIO-6 Construction Best Management Practices
Biological Resources	MM BIO-8 General Vegetation and Wildlife Avoidance and Protection Measures
Biological Resources	MM BIO-9: Protected Tree Replacement Measures

#### Project Mitigation Plan

At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition. The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the consulting tribe(s) within 60 days of completion of monitoring.

[Adams Ave HUD Part-58-EA R13 2022-12-15\(7\).pdf](#)

[Adams Ave IS MND public review 12082021.pdf](#)

[Adams Ave IS MND MMRP.pdf](#)



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: Diana Acosta Date: 12/15/22

Name / Title / Organization: Diana Acosta / / RIVERSIDE COUNTY

Certifying Officer Signature: [Signature] Date: 1/24/23

Name / Title: EVIN JEFFRIES CHAIR, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL  
BY [Signature] 12/28/2022  
ALAN P. DHILLON DATE

ATTEST:  
KIMBERLY A. RECTOR, Clerk  
By [Signature]  
DEPUTY

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

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

**Project Information**

**Project Name:** Murrieta Apartments Phase I

**Responsible Entity:** Riverside County HWS

**Grant Recipient (if different than Responsible Entity):** National Core Renaissance

**State/Local Identifier:** PBV3-21-002

**Preparer:** Betsy Lindsay

**Certifying Officer Name and Title:** Chair of the Board of Supervisors

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

**Consultant (if applicable):** UltraSystems Environmental, Inc.

**Direct Comments to:**

Taylor Libolt Varner, Planning and Acquisitions Project Manager  
National Community Renaissance

FORM APPROVED COUNTY COUNSEL  
BY AMRTP O'HILLON DATE 03/28/2021

**Project Location:**

The proposed 6.22-acre Murrieta Apartments Phase I project site is at 24960 Adams Avenue in the City of Murrieta, Riverside County, California. Riverside County Assessor's Parcel Number 906-080-018. The site is in the Temecula Valley. The site is approximately 0.5 mile southwest of the Interstate 15 (I-15) freeway; access from the I-15 is via Kalmia Street or Murrieta Hot Springs Road.

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

The project consists of development of four buildings consisting of affordable residential units; site amenities; and landscaping.

The proposed project would be in part constructed using federal funding from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act in the amount of \$4,500,000, and Permanent Local Housing Allocation Funds in the amount of \$1,500,000. The combined \$6,000,000 funding is allocated for Murrieta Apartments Phase I only. In addition, the Housing Authority of the County of Riverside will contribute 8 Project-Based Vouchers (PBVs). Thus, it is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58.

**Discretionary Approvals**

Project development requires the following three discretionary approvals by the City of Murrieta:

- Site Plan approval and building permits
- A Tentative Parcel Map will be required to divide the existing parcel into three parcels for financing purposes. Parcel 1 will be an approximately 1.29 acre (56,422 square feet) rectangular parcel on the northwest portion of the site fronting Adams Avenue and extending horizontally on the site. Parcel 1 will include Building A which is a family affordable phase to be financed with 4% Low Income Housing Tax Credits. Parcel 2 will be an approximately 3.19 acre (138,873 square feet) rectangular parcel also extending horizontally on the southwest portion of the site fronting Adams Avenue. Parcel 2 will contain Buildings B1 and B2, which is also a family affordable phase to be financed with 4% Low Income Housing Tax Credits. Buildings A, B1, and B2 will be constructed concurrently but financed separately. Parcel 3 will be an approximately 1.71 acre (74,323 square feet) vertically rectangular parcel adjacent to the western paseo. Parcel 3 will contain Building C which will be a senior (age 62+) affordable housing phase that will be financed separately and constructed last.
- A Development Agreement

Table 1 below summarizes the proposed project features.

**Table 1**  
**PROJECT SUMMARY**

New Construction	Proposed Uses/Features	Gross Building Area (Square Feet)	Net Building Area (Square Feet)	No. of Stories	Approximate Maximum Building Height
Building A	8 one-bedroom units 23 two-bedroom units 11 three-bedroom units	53,215	43,090	4	54 feet 0 inches
Building B-1	12 one-bedroom units 8 three-bedroom units	24,021	24,423	4	52 feet 6 inches
Building B-2	3 one-bedroom units 38 two-bedroom units (this includes one Manager's unit) 16 three-bedroom units	76,677	60,388	4	52 feet 6 inches
<i>Multifamily Housing, Subtotal</i>	119 units	153,913	127,901	N/A	N/A
Building C (Senior Housing)	72 one-bedroom units 9 two-bedroom units (this includes one Manager's unit)	75,847	59,197	4	55 feet
Maintenance Building	Maintenance	266	194	1	N/A
Community Room	A community room is proposed on the first floor of Building B-2.	N/A	N/A	N/A	N/A
Senior Community Room	The Senior Community Room is proposed on the ground floor of Building C which will be programmed with services for seniors living in the proposed project.	N/A	N/A	N/A	N/A
Boys & Girls Club	A Boys and Girls Club is proposed on the first floor of Building B-2, and would be open to residents of the proposed project and residents of the surrounding community, as capacity allows.	N/A	N/A	N/A	N/A
Bicycle Parking	A total of 14 bicycle parking spaces	N/A	N/A	N/A	N/A
On-Site Paseos/Fire Lanes	The project proposes joint fire lanes/paseos on site as well as additional fire lanes.	N/A	N/A	N/A	N/A
Outdoor Pool	Located north of Building B-2	N/A	N/A	N/A	N/A
Children's Playground/ Tot Lot	Located north of Building B-2	N/A	N/A	N/A	N/A
Community Garden	A community garden is proposed east of Building B-2 adjacent to the oak tree that will be retained on site.	N/A	N/A	N/A	N/A

<b>New Construction</b>	<b>Proposed Uses/Features</b>	<b>Gross Building Area (Square Feet)</b>	<b>Net Building Area (Square Feet)</b>	<b>No. of Stories</b>	<b>Approximate Maximum Building Height</b>
Half Basketball Court	Located adjacent to the northern boundary of the project site, northeast of Building A.	N/A	N/A	N/A	N/A
Outdoor Fitness Stations & Conversation Area	Two outdoor fitness stations and a conversation area are proposed on the east side of Building C between Building C and the Fire Lane/Paseo.	N/A	N/A	N/A	N/A
Pet-Friendly Green Space	A pet friendly green space (pet area) is proposed at the northeast corner of the project site adjacent to Building C.	N/A	N/A	N/A	N/A
BBQ Area & Tables	There is a BBQ area (labeled outdoor kitchen) adjacent to the swimming pool in Building B.	N/A	N/A	N/A	N/A
Trash Enclosures	Five trash enclosures are located in the vicinity of the proposed buildings on site.	N/A	N/A	N/A	N/A
Composite Wood Board Walk & Plantings	Composite wood board walk and plantings are proposed between Buildings B and C on site.	N/A	N/A	N/A	N/A
Parking Spaces	The project proposes a total of 241 parking spaces. 23 of the parking spaces would be handicapped accessible and 26 would be electric vehicle spaces.	N/A	N/A	N/A	N/A
New Transformers	The project proposes a new transformer to be located outside the southeast corner of Building A, a new transformer to be located east of Building B-2 and a new transformer to be located south of Building C.	N/A	N/A	N/A	N/A
<b>Existing</b>	<b>Proposed Uses/Features</b>	<b>Area (square feet)</b>		<b>No. of Stories</b>	<b>Approximate Building Height</b>
Existing Barn	Existing barn to be relocated (not a part of the proposed project)	1,500		1	20 feet <sup>1</sup>
Oak Tree	The project proposes the preservation of an existing old oak tree on site.	N/A	N/A	N/A	N/A

Source: RRM Design Group, Project Plans dated November 1, 2021 and project description from the Applicant.

<sup>1</sup> Approximately 20 feet tall at the center at the ridge and tapering to only about eight feet tall on the sides.

N/A = Not Applicable

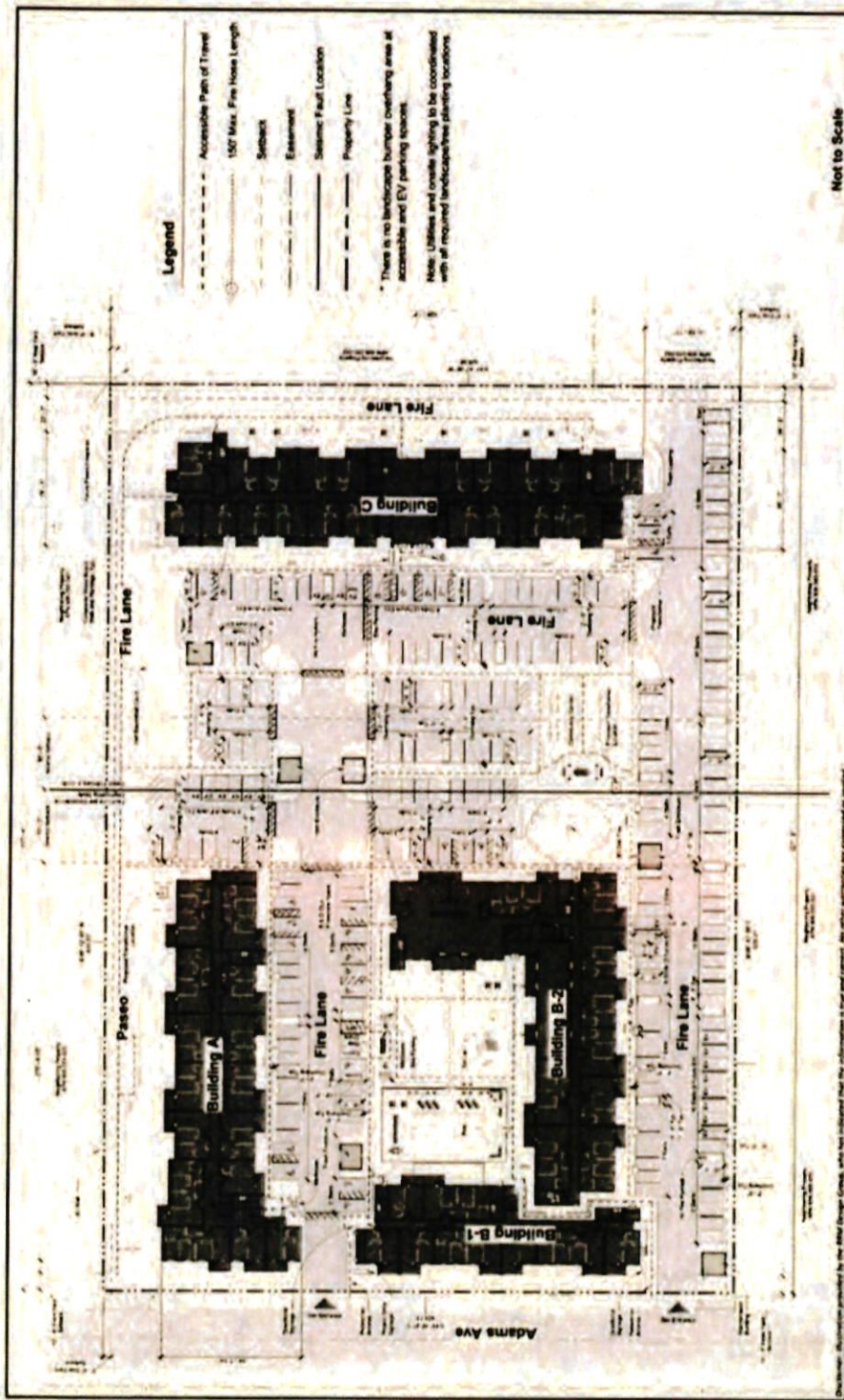
### **New Residential Buildings**

The proposed project includes the development of four residential buildings with a total of 200 units. Building A to be located near the northwest corner of the project site, would be a four-story rectangular building. Buildings B-1 and B-2 proposed near the southwest corner of the project site, would be four-stories. Building C proposed near the northeast corner of the project site, would be a four-story rectangular building. **Figure 1** shows conceptual views of the project buildings. The character and scale of surrounding neighborhood were carefully considered to ensure that the project architecture and massing blends in with the existing surrounding uses. The project proposes a gross building area of over 230,000 square feet of new residential buildings.

- Building A is designed for multi-family housing and would include a total of 42 units, comprised of eight one-bedroom units, 23 two-bedroom units, and 11 three-bedroom units.
- Building B-1 is designed for multi-family housing and would include a total of 20 units comprised of twelve one-bedroom units, and eight three-bedroom units.
- Building B-2 is designed for multi-family housing and would include a total of 57 units comprised of three one-bedroom units, thirty-eight two-bedroom units (including one two-bedroom manager's unit) and sixteen three-bedroom units. The multi-family housing in buildings A, B-1 and B-2 would be for households earning less than 60 percent of the Area Median Income (AMI).
- Building C is designed for senior housing and would include a total of 81 units comprised of 72 one-bedroom units, eight two-bedroom units, and one two-bedroom manager unit. The 80 senior units would be for people age 62 and above, and earning less than 60 percent of the AMI.

The project proposes an architectural style to complement the surrounding neighborhood. The project architecture includes both wall and roof plane articulation and would carry the design elements to each elevation, including the inner portions of the site and all detached structures, such as trash enclosures. The tallest of the proposed buildings is Building C, at approximately 55 feet high.

Figure 1 Site Plan



Not to Scale  
Adams Avenue Affordable Housing  
Multi-Family Development  
Site Plan

UltraSystems  
Source: RBM Design Group, November 1, 2021.

As depicted in Table 2 below, the project proposes construction of four four-story residential buildings with 200 total units ranging from one to three bedrooms and from 570 to 1,100 square feet each; the buildings would total 230,027 square feet.

**Table 2  
Unit Distribution by Building**

		Units			
		1 Bedroom	2 Bedroom	3 Bedroom	Total
Multifamily Housing	Building A	8	23	11	42
	Building B-1	12	0	8	20
	Building B-2	3	38 <sup>1</sup>	16	57
	<b>Subtotal</b>	<b>23</b>	<b>61</b>	<b>35</b>	<b>119</b>
Senior Housing	Building C	72	9 <sup>1</sup>	0	81
<b>Total</b>		<b>95</b>	<b>70</b>	<b>35</b>	<b>200</b>

<sup>1</sup> includes one manager's unit each in Building B-2 (multifamily) and Building C (senior housing)

The project proposes an architectural style to complement the surrounding neighborhood. The project architecture includes both wall and roof plane articulation and would carry the design elements to each elevation, including the inner portions of the site and all detached structures, such as trash enclosures. The maximum building height of the proposed buildings is Building C at approximately 55 feet.

Once occupied with residents, the development would be staffed by two full time onsite property managers. Two or three additional property management personnel may be onsite throughout the week to assist with resident services and maintenance.

#### **Maintenance Building**

An approximately 266 square foot maintenance building is proposed at the southwest corner of the project site.

#### **Trash Enclosures**

Five trash enclosures would be located in the vicinity of the proposed buildings on site.

#### **Senior Community Room**

A senior community room is proposed on the ground floor of Building C which will be programmed with services for seniors living in the proposed project.

#### **Boys & Girls Club**

A Boys and Girls Club is proposed on the first floor of Building B-2, and would be open to residents of the proposed project and residents of the surrounding community, as capacity allows.



### **Onsite Amenities for Residents**

The project includes several different amenities on site for residents, including: bicycle parking, outdoor pool, children's playground/tot lot, a community garden, a half basketball court, outdoor fitness stations and conversation area, a pet-friendly green space, and a BBQ area with tables.

### **Offsite Improvements**

The project proposes the following offsite improvements:

- two proposed driveway aprons;
- replaced sidewalk, curb, and gutter;
- two-bench seating area;
- water, sewer, and storm drain utility connections; and
- upsizing of the public water main.

### **New Transformers**

The project proposes a new transformer to be located outside the southeast corner of Building A, a new transformer to be located east of Building B-2 and a new transformer to be located south of Building C.

### **Driveways**

Two driveway entrances off Adams Avenue are proposed.

### **Parking**

The project proposes a total of 241 parking spaces including 23 handicapped accessible spaces and 26 electric vehicle spaces.

### **Landscaping**

The site plan includes several landscaped areas. Included are a community garden, a play area, a basketball court, an outdoor kitchen and an outdoor fitness area. Landscaped areas would surround each of the four buildings and extend along the southern and western perimeter of the site and part of the northern perimeter; in addition to landscaped areas in the parking lots. Composite wood board walk and plantings are proposed between buildings A and C on site.

### **Exterior Lighting**

The project proposes area lighting throughout the project site. Lighting for the project would comply with the requirements of the City's Municipal Code. Specifically, the project would be required to comply with City of Murrieta Municipal Code § 16.18.100, resulting in light being reflected away from the public right-of-way and from adjacent residential properties. Murrieta Municipal Code Section 16.18.110 also sets forth regulations on outdoor lighting to limit interference with astronomical research at the Mount Palomar Observatory in northwest San Diego County.

## **Utilities**

The project would require a sewer, domestic water, fire water, irrigation and dry utilities connections to existing utility infrastructure in Adams Avenue and Ivy Street.

**Sanitary Sewer** - The project area is served by an existing sanitary sewer network. The nearest sewer main to the project site is a 12-inch vitrified clay pipe sewer in Ivy Street (WMWD, 2021). The project proposes new manholes and laterals to the existing sewer main in Ivy Street (Appendix A). These improvements would require trenching and exposing sewer lines for connections to existing mainlines and/or manholes in the public right-of-way.

**Domestic Water** - New domestic water meters would be installed as required to meet project demands in compliance with the requirements of the city's Public Works Department. Water would be provided by Western Municipal Water District, which serves part of the city of Murrieta. Construction would need to occur in the public right-of-way during the upsizing of the public water main and installation of domestic water laterals from the street to the project site.

**Fire Water** - The project proposes construction of new fire water lines from the street to the project site.

**Dry Utilities** - Southern California Edison would provide electricity to the project site. Electrical utilities will be undergrounded. Construction would need to occur in the public right of way during installation of a new utility connections to the project site.

**Stormwater** - Stormwater runoff would be collected by downspouts and area drains and discharged to the existing drainage system.

**Trash Service** - Trash service would be provided by Waste Management, which has a contract with the City of Murrieta to provide an array of trash, recycling and special waste handling services to residents and businesses (Murrieta Residential Services, 2021).

**Cable Television** - It is anticipated that new cable television connections would be needed to serve the project. Dish, DIRECTV, Spectrum, and Mediacom provide television service to the City of Murrieta (Cabletv.com, 2021).

## **Construction**

For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

Site grading would involve raw cut of 6,930 cubic yards (cy); raw fill of 5,830 cy; and net export of approximately 1,100 cy of soil. After site preparation is completed, infrastructure such as sewer laterals and storm drains would be installed and/or connected to existing facilities. The building foundations would be poured and framing of the buildings would begin. The final steps of construction would involve interior furnishings, detail work, and completion of common areas and outside landscaping. Offsite improvements would include the upsizing of the water main in Adams Avenue, the installation of utility laterals, and connections of laterals to mains. The construction

contractor would use heavy equipment during grading; estimated numbers and types of equipment per construction phase are identified below in **Table 3** below. Construction staging would be limited to the project site; no offsite areas would be used.

#### **Construction Employees**

Project construction workers would park their vehicles on the project site. Below is the anticipated number of construction employees by construction phase:

- **Grading:**
  - Phase I: 8-10 employees
  - Phase II: 6-8 employees
  
- **Offsite Phase:**
  - Phase I: 10-12 employees
  - Phase II: none
  
- **Vertical / Sitework Phase:**
  - Phase I: 75 employees
  - Phase II: 65 employees

#### **Construction Schedule and Equipment**

Construction would occur in two phases and is broken down into different parts, as detailed in **Table 3** below. Project construction could start as early as the first quarter (Q1) of 2023 and project completion is anticipated for the third quarter (Q3) of 2025. Phase I would be construction of the family units, which is estimated to take approximately 20 months and involves construction of 2 buildings with 119 total units. Phase II would be construction of the senior units, which is estimated to take approximately 14 months and involves construction of one building with 81 units.

**Table 3**  
**CONSTRUCTION PHASING AND EQUIPMENT DETAILS**

Phase/Months	Number of pieces of equipment	Equipment	Number of working days
<b>Phase I</b>			
<b>Grading Phase: 3-4 months</b>	4	Scrapers	50 working days
	1	Blade	5 working days
	1	Loader	10 working days
	<ul style="list-style-type: none"> <li>• +/- 60 truckloads of export- 14 yds per truck</li> <li>• 1 working day of trucking, Assuming 60 loads per day</li> </ul>		
<b>Offsite Phase: 2-3 months</b>	2	Backhoes/excavators	40 working days
	2	Loaders	40 working days
<b>Vertical/Site Work Phase: 14-16 months</b>	2	Large forklift (Petibone)	120 working days
	2	Bobcat (skid-steer)/ mini excavator	45 working days
	1	Standard Skiploader	20 working days
<b>Phase II</b>			
<b>Grading Phase: 1.5 months</b>	2	Scrapers	15 working days
	1	Blade	3 working days
	1	Loader	10 working days
	<ul style="list-style-type: none"> <li>• +/- 10 truckloads of export- 14 yds per truck</li> <li>• 1 working day of trucking, Assuming 60 loads per day</li> </ul>		
<b>Vertical/Site Work Phase: 12 months</b>	2	Large forklift (Petibone)	100 working days
	2	Bobcat (skid-steer)/ mini excavator	30 working days
	1	Standard Skiploader	10 working days

Source: Cynthia Mejia National Community Renaissance, email correspondence on March 25, 2021 (Mejia, 2021).

Table 4 below shows the project schedule used for the air quality, GHG emissions, and noise analyses.

**Table 4**  
**CONSTRUCTION SCHEDULE**

Construction Phase	Start	End
Phase I Grading	January 1, 2023	April 1, 2023
Phase I Offsite Improvements	April 2, 2023	June 1, 2023
Phase I Building Construction	June 2, 2023	September 1, 2023
Phase I Paving	May 9, 2024	June 1, 2024
Phase I Architectural Coating	August 8, 2024	September 1, 2024

Construction Phase	Start	End
Phase II Grading	June 3, 2024	July 19, 2024
Phase II Building Construction	July 20, 2024	July 19, 2025
Phase II Paving	July 20, 2025	August 2, 2025
Phase II Architectural Coating	July 7, 2025	July 18, 2025

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

The purpose of the proposed project is to provide affordable housing for residents of the County of Riverside.

The Southern California Association of Governments (SCAG) has established a Regional Housing Needs Assessment (2021 RHNA) for the City of Murrieta for the period 2021 to 2029 enumerated in **Table 5** below. Note that while the 2021 RHNA has been finalized by SCAG, approval by the California Department of Housing and Community Development is pending.

**Table 5**  
**REGIONAL HOUSING NEEDS ASSESSMENT, CITY OF MURRIETA, 2021-2029**

Income Category	Percent of Riverside County Median Income	Units
Very Low Income	≤50	1,009
Low Income	50-80	583
Moderate Income	80-120	545
Above Moderate Income	≥120	906
<b>Total</b>	Not applicable	<b>3,043</b>

Sources: SCAG 2021a; SCAG 2021b

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

The project site is developed with one barn; the balance of the site is vacant and vegetated with grasses, shrubs, and trees, including one large old oak tree. The project site is surrounded by multi-family homes to the north, commercial buildings to the south, undeveloped land to the east, and a mix of single-family homes and a mobile home park across Adams Avenue to the west. Murrieta Town Square, which includes City Hall, the police station, a fire station, Murrieta Library, Murrieta Senior Center, a community center, and Town Square Park, is about 330 feet west of the project site.

**Funding Information**

Grant Number	HUD Program	Funding Amount
PBV3-21-002	8 Housing Authority of the County of Riverside Project-Based Vouchers	\$3,619,200(estimated 20-year amount)

**Estimated Total HUD Funded Amount: \$3,619,200**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$59,361,294**

**Non-HUD funds:**

<b>Non-HUD Program</b>	<b>Funding Amount</b>
County American Rescue Plan Act (ARPA)	\$4,500,000
Permanent Local Housing Allocation (PLHA)	\$1,500,000
JP Morgan CHASE Bank Financing	\$5,412,000
City of Murrieta	\$10,228,075
General Partnership Equity	\$4,700,000
Investor Equity	\$33,021,219

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest public-use airport to the project site is French Valley Airport approximately 4.4 miles to the east (Caltrans, 2021). The project site is outside of zones surrounding French Valley Airport where land uses are regulated to minimize aviation-related hazards to persons on the ground (RCALUC, 2012). Project development would not cause airport-related hazards. No compliance actions or mitigation are required.  <i>Source List:</i>

		<ul style="list-style-type: none"> <li>• Caltrans (California Department of Transportation), 2021. <i>Public Airports</i>. California State Geoportals. Accessed online at: <a href="https://gis.data.ca.gov/datasets/6a152cc396434c989adb89fb3132bc41_0?geometry=-118.049%2C33.358%2C-115.875%2C33.758">https://gis.data.ca.gov/datasets/6a152cc396434c989adb89fb3132bc41_0?geometry=-118.049%2C33.358%2C-115.875%2C33.758</a>, on March 10, 2021.</li> <li>• RCALUC (Riverside County Airport Land Use Commission), 2012. <i>Riverside County Airport Land Use Compatibility Plan. Chapter 3: Individual Airport Policies and Compatibility Maps. FV: French Valley Airport</i>. Accessed online at: <a href="http://www.rcaluc.org/Portals/13/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090">http://www.rcaluc.org/Portals/13/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090</a>, on March 10, 2021.</li> </ul>
<p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Coastal Barrier Resources System is limited to the Atlantic and Gulf coasts and Great Lakes (USFWS, 2021a). Project development would not affect coastal barrier resources and no compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• USFWS (US Fish and Wildlife Service). 2021a. <i>Coastal Barrier Resources System Mapper</i>. Accessed online at: <a href="https://www.fws.gov/cbra/Maps/Mapper.html">https://www.fws.gov/cbra/Maps/Mapper.html</a>, on March 10, 2021.</li> </ul>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project site is in flood hazard zone X, that is, outside of 100-year and 500-year flood hazard zones (FEMA, 2021). Project development would not be subject to flood insurance requirements, and no compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• FEMA (Federal Emergency Management Agency). 2021. <i>National Flood Hazard Layer (NFHL) Viewer</i>. Accessed online at: <a href="https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&amp;extent=-117.3777865515134,33.486905784140994,-117.0457934484865,33.62995500580622">https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&amp;extent=-117.3777865515134,33.486905784140994,-117.0457934484865,33.62995500580622</a>, on March 9, 2021.</li> </ul>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><b>Construction Impacts</b></p> <p>Project construction emissions of criteria air pollutants would be below both South Coast Air Quality Management District (SCAQMD) regional thresholds and localized significance thresholds (LSTs). Estimated construction emissions compared to regional thresholds are shown in Table 4.3-5 in Section 4.3, <i>Air Quality</i>, of the IS/MND included as Appendix A to this EA. Construction emissions compared to LSTs are shown in Table 4.3-7 in the IS/MND. No compliance actions or mitigation are required.</p> <p><b>Operational Impacts</b></p> <p>Project operational emissions of criteria air pollutants would be below SCAQMD regional thresholds, as shown in Table 4.3-6 of the IS/MND. No compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not in the California Coastal Zone (CCC, 2021), and is approximately 23 miles inland from the Pacific Ocean. Project development would not affect coastal zone management, and no compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>California Coastal Commission (CCC). 2021. Maps: Coastal Zone Boundary. Accessed online at: <a href="https://www.coastal.ca.gov/maps/czb/">https://www.coastal.ca.gov/maps/czb/</a>, on March 10, 2021.</i></li> </ul>



<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site appears to have been used for agriculture from the early to mid-1930's until the mid-1980's. Agricultural chemical residues could remain in site soils and are considered a recognized environmental condition (REC) for the project site. The Phase I Environmental Site Assessment for the project site recommends that limited soil sampling be performed to rule out any potential agricultural chemical residues within shallow soils associated with the historical agricultural use onsite (TA Group, 2021a, p. 2).</p> <p>Limited soil sampling and testing for organochlorine pesticides (OCPs) and arsenic was completed onsite in February 2021. OCPs were not detected. Arsenic was detected in one out of 12 samples at a concentration of 2.7 mg/kg, well below the environmental screening level (ESL) of 12 mg/kg. Agricultural chemical residues in shallow site soils would not pose a substantial hazard to future project residents, as no chemical residues were detected in concentrations at or above ESLs (TA Group, 2021b, p. 3). No compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• TA-Group DD, 2021. Phase I Environmental Site Assessment: Vacant Property, 24960 Adams Avenue, City of Murrieta, Riverside County, California 92562. Prepared for National Community Renaissance.</li> </ul>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><b>Endangered and Threatened Animal Species</b></p> <p>No endangered or threatened species listed under the federal Endangered Species Act were observed onsite or were determined to have moderate or higher potential to occur onsite.</p> <p>Two special-status species were determined to have moderate potential to occur onsite: Burrowing owl (<i>Athene cunicularia</i>), and</p>

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). Both species are California Species of Special Concern and are covered species under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

One special-status species was observed onsite: Cooper's hawk (*Accipiter cooperii*), which is a California Watch List species and a covered species under the MSHCP.

The IS/MND set forth two mitigation measures for impacts to burrowing owl: **MM BIO-1** requiring pre-construction burrowing owl surveys within 30 days prior to construction; and **MM BIO-2** requiring burrowing owl protection measures including passive relocation before the start of construction. Impacts to burrowing owl were determined to be less than significant after implementation of mitigation measures **BIO-1** and **BIO-2**. See Section 4.4, *Biological Resources*, of the IS/MND for the full texts of MMs **BIO-1** and **BIO-2**. No mitigation measures are required for impacts to San Diego black-tailed jackrabbit or for Cooper's hawk.

#### **Endangered and Threatened Plant Species**

No plant species listed under the federal Endangered Species Act were observed onsite or were determined to have moderate or higher potential to occur onsite.

One listed plant species, thread-leaved brodiaea (*Brodiaea filifolia*), listed as federally threatened and state endangered, was determined to have low potential to occur onsite. No compliance actions or mitigation measures are required.

#### *Source List:*

- *UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.*

<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No explosive or flammable hazards on or affecting the project site were identified in the Phase I Environmental Site Assessment for the project site (TAGDD, 2021). Project development would not cause impacts regarding explosive and flammable hazards, and no compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>TA-Group DD, 2021. Phase I Environmental Site Assessment: Vacant Property, 24960 Adams Avenue, City of Murrieta, Riverside County, California 92562. Prepared for National Community Renaissance.</i></li> </ul>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is mapped as Urban and Built-up Land, and not as farmland, on the California Important Farmland Finder maintained by the California Division of Land Resource Protection (DLRP, 2021). The site is vacant except for one barn and is not used for agriculture; and has not been used for agriculture since at least the mid-1980's (TAGDD, 2021). No impact with regard to farmland protection would occur, and no compliance actions or mitigation are needed.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>Division of Land Resource Protection (DLRP). 2021. California Important Farmland Finder. Accessed online at: <a href="https://maps.conservation.ca.gov/dlrp/ciff/">https://maps.conservation.ca.gov/dlrp/ciff/</a> on March 10, 2021.</i></li> <li>• <i>TA-Group DD, 2021. Phase I Environmental Site Assessment: Vacant Property, 24960 Adams Avenue, City of Murrieta, Riverside County, California 92562. Prepared for National Community Renaissance.</i></li> </ul>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in flood hazard zone X, that is, outside of 100-year and 500-year flood hazard zones (FEMA, 2021). Project development would not be subject to flood insurance requirements, and no compliance actions or mitigation are required.</p>

		<p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• FEMA (Federal Emergency Management Agency). 2021. National Flood Hazard Layer (NFHL) Viewer. Accessed online at: <a 154="" 268="" 398="" 721"="" href="https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&amp;extent=-117.3777865515134,33.486905784140994,-117.0457934484865,33.62995500580622, on March 9, 2021.&lt;/a&gt;&lt;/li&gt; &lt;/ul&gt; &lt;/td&gt; &lt;/tr&gt; &lt;tr&gt; &lt;td data-bbox="> <p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p> </a></li></ul>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>A barn, built in approximately 1917, is present onsite. The barn is not eligible for listing on the National Register of Historic Places and is not a significant historical resource under CEQA. Section 4.5, <i>Cultural Resources</i>, of the IS/MND presents further description of the barn and the historical evaluation of the barn. The agricultural historical context for the barn is no longer present. The City of Murrieta plans to remove the barn in pieces and later reconstruct the barn in the City of Murrieta's planned Heritage Park. The barn in its entirety would be removed before site clearance for the proposed project began. No other historic resources were identified on the project site during the cultural resources investigation for the proposed project. No compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• UltraSystems Environmental, Inc., 2021. <i>Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project.</i> November 2021.</li> </ul>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>Construction noise impacts of the proposed project would be significant before mitigation. Implementation of mitigation measures N-1 and N-2, set forth below under <i>Hazards and Nuisances including Site Safety and Noise</i>, would reduce this impact to less than significant.</p> <p><i>Source List:</i></p>		

		<ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not over a sole source aquifer (USEPA, 2021). The water purveyor serving the project site does not obtain water from a sole source aquifer (WMWD, 2016). Project development would not cause impacts on sole source aquifers, and no compliance actions or mitigation are needed.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>USEPA (US Environmental Protection Agency), 2021. Sole Source Aquifers. Accessed online at: <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe313356b">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe313356b</a>, on August 30, 2021.</i></li> <li>• <i>Western Municipal Water District (WMWD), 2021. Will-Serve Letter and Facilities Map. Received by Email from Thomas Scott, PE, on April 26, 2021.</i></li> </ul>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wetlands as defined under the federal Clean Water Act are present on the project site, and project development would not impact wetlands. No compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No national wild and scenic rivers are present in or near the City of Murrieta (USFWS, 2021b). Project development would not impact wild and scenic rivers, and no compliance actions or mitigation are required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>USFWS (US Fish and Wildlife Service), 2021b. National Wild and Scenic Rivers System. California. Accessed online at:</i></li> </ul>

**ENVIRONMENTAL JUSTICE**

**Environmental Justice**

Executive Order 12898

Yes No

**Project Impacts**

Project development would increase the numbers of affordable housing and senior housing units in the City of Murrieta, which would be a favorable impact for persons and households in Murrieta below the median family income for Riverside County.

**Populations Impacted**

The project site is in Census Tract 498 (CT 498). The percent non-white population in CT 498 is close to that in the City of Murrieta, Riverside County, and California, as shown in **Table 6** below.

The percent of persons below poverty level in CT 498 is higher than that in the City of Murrieta but near that in Riverside County and California. The mean per capita income and median household income in CT 498 are generally similar to those of the City of Murrieta and Riverside County but substantially below those of California.

The percentage of households with limited English proficiency in CT 498 is greater than that in the City of Murrieta but lower than that in Riverside County and California. Overall, minority, low-income, and limited English proficiency populations would not be disproportionately impacted by project development compared to the reference populations.

*Source List:*

- US Census Bureau (USCB). 2021. Longitudinal Employer-Household Dynamics (LEHD). OnTheMap. Accessed online at: <http://onthemap.ces.census.gov/>, on March 11, 2021.

**Table 6**  
**2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES**

	Census Tract 498	City of Murrieta	Riverside County	California
Total Population	4,621	116,223	2,470,546	39,512,223
White*	2,851	71,931	1,478,117	23,484,958
Non-White	1,770	44,292	992,429	16,027,265
Percent Non-White	38.3%	38.1%	40.2%	40.6%
Total Below Poverty Level**	587	8,978	273,451	4,552,837
Percent Below Poverty Level	12.7%	8.4%	11.3%	11.8%
Mean Per Capita Income	\$27,391	\$28,670	\$30,383	\$39,393
Median Household Income	\$70,625	\$74,610	\$73,260	80,440
Households with Limited English Proficiency	58	236	42,943	1,130,523
Percent Households with Limited English Proficiency	3.9%	0.7%	5.8%	8.6%

Source: US Census Bureau, 2021

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><b>Conformance with Plans:</b></p> <p>The City's General Plan Land Use Map designates the project site as Multiple Family Residential (City of Murrieta, 2017).</p> <p>The project site is within the Downtown Murrieta Specific Plan (DMSP) approved by the City of Murrieta in 2017. The project site is designated for Residential – Multi Family use under the DMSP (City of Murrieta, 2017).</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The proposed multifamily residential use would conform with both the General Plan land use designation and the DMSP.</p> <p><b>Zoning</b></p> <p>The project site is zoned Specific Plan, and is designated for Residential – Multi Family under the DMSP (City of Murrieta, 2020). The proposed multifamily residential use would conform with the zoning for the project site.</p> <p><b>Compatible Land Use</b></p> <p>The proposed project site is surrounded by multi-family homes to the north, commercial buildings to the south, undeveloped land to the east, and a mix of single-family homes and a mobile home park across Adams Avenue to the west. The proposed multi-family residential uses would be compatible with the surrounding uses.</p> <p><b>Scale and Urban Design</b></p> <p>The project site is surrounded by two-story multifamily residential buildings to the north; one- and two-story commercial buildings to the south; one-story residential and commercial buildings to the west opposite Adams Avenue; and vacant land to the north. To preserve the neighborhood character of the community, building heights would step up from two stories along Adams Avenue and the northerly property line to four stories interior to the site. The proposed four-story buildings, with a maximum height of 55 feet for Building C, would not be substantially incompatible with the heights and massing of surrounding land uses.</p> <p>The project proposes an architectural style to complement the surrounding neighborhood. The project architecture includes both wall and roof plane articulation and would carry the design elements to each elevation, including the inner portions of the site and all detached structures, such as trash enclosures.</p> <p>No impact regarding land uses plans, zoning, or scale and urban design would occur.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• City of Murrieta, 2017. <i>Murrieta General Plan Land Use Element</i>. Accessed online at: <a href="https://www.murrietaca.gov/DocumentCenter/View/4370/03---Land-Use-Element-A-textpdf">https://www.murrietaca.gov/DocumentCenter/View/4370/03---Land-Use-Element-A-textpdf</a>, on August 30, 2021.</li> <li>• City of Murrieta, 2020. <i>Zoning Map</i>. Accessed online at <a href="https://www.murrietaca.gov/DocumentCenter/View/4374/Murrieta-Zoning-Mappdf">https://www.murrietaca.gov/DocumentCenter/View/4374/Murrieta-Zoning-Mappdf</a>, accessed on June 17, 2022.</li> </ul>
Soil Suitability/ Slope/ Erosion/	2	Soil Suitability Liquefaction



Environmental Assessment Factor	Impact Code	Impact Evaluation
Drainage/ Storm Water Runoff		<p>A liquefaction evaluation was performed using geotechnical data obtained from a bore sample and based on adjusted peak ground acceleration data and a modal magnitude of 7.7, obtained from the United States Geological Survey (USGS). Groundwater depth was assumed to be 13 feet below the existing ground surface (EEI 2021, p. 8).</p> <p>Based on the results of the liquefaction analysis, the project site is not considered to be susceptible to liquefaction, and seismically-induced settlement would be less than 0.25-inch and can be considered negligible (EEI 2021, p. 8). Compliance with federal, state, and local regulations, including the CBC and the City's Municipal Code, would minimize hazards from potential seismic-related ground failure, including liquefaction, that could be exacerbated by project development. Impacts would be less than significant.</p> <p><b><i>Collapsible Soils</i></b>  The existing onsite soils are unsuitable for the support of any engineered fill, structures, or buildings (EEI 2021, p. 10). The geotechnical investigation report recommends removal of existing soils to at least three feet below the bottoms of proposed foundations. Removed soils may be used as fill soil after proper moisture conditioning and re-compaction to at least 90 percent of maximum dry density (EEI, p. 11).</p> <p><b><i>Subsidence</i></b>  The major cause of ground subsidence is the excessive withdrawal of groundwater. The project site is not in an area of subsidence mapped by the USGS (USGS, 2021). Project development would not exacerbate hazards related to ground subsidence.</p> <p><b><i>Slope</i></b>  The project site and surroundings have a southeast slope of about one percent grade. No substantial slope is present, and project development would not cause impacts arising from a slope.</p> <p><b><i>Erosion</i></b>  Project construction would disturb and expose large amounts of soil and could cause severe erosion if effective erosion control measures were not used. Construction projects of one acre or more are regulated under the Statewide General Construction Permit, Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2012. Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater. The project proponent would have a SWPPP prepared and implemented for the project.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><b>Drainage and Storm Water Runoff</b></p> <p>Stormwater generated on the project site enters the municipal storm drain system through one storm drain inlet (storm drain 1) approximately 120 feet northwest of the existing driveway along the northeastern side of Adams Avenue, and through a second storm drain inlet (storm drain 2) approximately 230 feet southeast of the existing driveway, at the north side of the intersection of Adams Avenue and Ivy Street.</p> <p>The proposed project would include installation of downspouts and area drains and directing runoff into the existing drainage system. The proposed drainage system would comply with the municipal stormwater permit for the Santa Margarita Watershed (Order No. R9-2013-0001) issued by the San Diego Regional Water Quality Control Board in 2013. No impact would occur.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>EEL Engineering Solutions. 2021. Geotechnical Evaluation Report, Proposed Residential Development, 24960 Adams Avenue, City of Murrieta, Riverside County, California. Prepared for National Community Renaissance.</i></li> <li>• <i>US Geological Survey (USGS). 2021. Areas of Land Subsidence in California. Accessed online at: <a href="https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html">https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html</a>, on August 30, 2021.</i></li> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>
Hazards and Nuisances including Site Safety and Noise	3	<p><b>Hazardous Materials</b></p> <p>A Phase I ESA (refer to Appendix 1) was conducted for the project site and revealed a recognized environmental condition (REC) in connection with the subject property (TA Group, 2021, p. 3). The project site appeared developed for agricultural use from as early as the mid-1930's to the mid-1980's. Therefore, agricultural chemical residues could be present in shallow site soils, which is a REC for the project site. The Phase I ESA recommended that limited soil sampling be performed to rule out any potential agricultural chemical residues within shallow soils associated with the historical agricultural use performed onsite, and to determine whether such residues are present in site soils above environmental screening levels for residential use (TA-Group, 2021, p.2).</p>

<sup>1</sup> A recognized environmental condition is the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment (TA Group, 2021, p. 1).

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The Phase II ESA tested samples of shallow site soils for organochlorine pesticides (OCPs) and arsenic. No OCPs were detected. Arsenic was detected in one out of 12 samples at a concentration of 2.7 mg/kg, well below the environmental screening level (ESL) of 12 mg/kg. Agricultural chemical residues in shallow site soils would not pose a substantial hazard to future project residents because the only agricultural chemical residues detected were at concentrations well below the applicable ESL (TA-Group, 2021, p. 3). Therefore, the project would have a less than significant impact regarding agricultural chemical residues and no mitigation is needed.</p> <p><b>Noise</b>  A significant noise impact consists of any of the following:</p> <ul style="list-style-type: none"> <li>• Expose persons to or generate noise levels in excess of standards prescribed by the City of Murrieta Municipal Code; or</li> <li>• Include construction activities within the hours prohibited by the Municipal Code, without a permit; or</li> <li>• Increase short-term noise exposures at sensitive receivers during construction by 5 dBA <math>L_{eq}</math> or more; or</li> <li>• Contribute, with other local construction projects, to a significant cumulative noise impact; or</li> <li>• Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA <math>L_{eq}</math> or more.</li> </ul> <p>The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. A-weighted decibels (dBA) approximate human hearing sensitivity by reducing the decibel values of upper and lower frequencies. The equivalent noise level (<math>L_{eq}</math>) of a time-varying noise is the same sound level averaged to form a steady noise level over a specified period (1 minute or 24 hours or etc.). Regulations governing noise generation and noise exposure to residential and commercial land uses are described in Section 4.13, Noise, of the IS/MND included as Appendix A to this EA.</p> <p><b>Construction Noise Impacts</b>  During construction of Phase I of the project noise generated by the grading, offsite improvements, and building construction subphases would exceed limits prescribed in the Municipal Code, and the increase in noise exposures at sensitive receivers would exceed 5 dBA. This impact would require mitigation.</p> <p><b>Mitigation Measures</b></p> <p><b>Mitigation Measure N-1</b>  The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<ul style="list-style-type: none"> <li>• Ensure that construction equipment is properly muffled according to industry standards and in good working condition.</li> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>• Schedule high noise-producing activities between the hours of 8:00 AM and 7:00 PM to minimize disruption on sensitive uses.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</li> </ul> <p><b>Mitigation Measure N-2</b></p> <p>The project applicant shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p> <p>Construction noise impacts would be less than significant after implementation of mitigation measures N-1 and N-2.</p> <p><b>Operational Noise Impacts</b></p> <p>Operational noise from stationary sources, such as mechanical equipment, would be similar to that from nearby residential uses and would thus be a less than significant impact.</p> <p>The proposed project is estimated to generate 947 vehicle trips per day. That constitutes an increase of 1.5 percent to 10.6 percent of forecast 2035 daily traffic volumes on streets near the project site. Traffic volumes must double (that is, increase by 100 percent) to cause a significant traffic noise impact. As the project-generated</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>increase in traffic volumes on nearby roadways would be far below 100 percent, project traffic noise impacts would be less than significant. No mitigation is required for project operational noise impacts.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>TA-Group DD, 2021, Phase I Environmental Site Assessment: Vacant Property, 24960 Adams Avenue, City of Murrieta, Riverside County, California 92562. Prepared for National Community Renaissance.</i></li> <li>• <i>UltraSystems Environmental, Inc., 2021, Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project, November 2021.</i></li> </ul>
Energy Consumption	2	<p>The proposed project would comply with the 2019 California Green Building Code; and the buildings would be designed to meet Leadership in Energy and Environmental Design for Homes (LEED-H) Gold standards. The proposed project would install a solar photovoltaic (PV) system atop the buildings. Project construction and operation would not involve wasteful, inefficient, or unnecessary energy consumption. Project development would not conflict with state or local plans for renewable energy or energy efficiency.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021, Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project, November 2021.</i></li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	<p><b>Employment</b></p> <p>Total employment in the City of Murrieta in 2018 was 29,328 (US Census Bureau, 2021). Employment in the City is estimated to increase by 78 percent, to 52,200, by 2045 (SCAG, 2020). The five industrial sectors with the largest employment in the City in 2018 were health care (5,683, or 19 percent of the total); retail trade (3,892, or 13 percent); construction (3,868, or 13 percent); education (3,764, or 13 percent); and accommodations (3,194, or 11 percent) (US Census Bureau, 2021). The five largest employers in the City are, in descending order, the MVUSD; Southwest Healthcare System; Loma Linda University Medical Center,</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>the County of Riverside, and Target (City of Murrieta, 2019a).</p> <p>Project operation is estimated to generate nine full time jobs. Employment in the City is estimated to increase by 22,872, or 78 percent, between 2018 and 2045 (SCAG, 2020). Estimated operational employment is within the regional forecast for employment growth in the City, and no adverse impact would occur.</p> <p><b>Income Patterns</b></p> <p>The median household income in Murrieta in 2019 is estimated as \$70,625. The median household income in Riverside County the same year was \$74,610; and in California was \$80,440. The percentage of people living in poverty in Murrieta in 2019 was 12.7 percent; in Riverside County, 11.3 percent; and in California 11.8 percent.</p> <p>Project operation is estimated to generate nine full time jobs, that is, 0.03 percent of existing employment in the city and 0.04 percent of forecast employment growth between 2018 and 2045. Project employment generation would not change the distribution of jobs by compensation in the city. No adverse impact would occur.</p> <p>Project construction employment would be temporary; construction of phases I and II of the project is expected to last approximately 2.5 years (see <i>Project Information</i> above for further description of construction phasing and schedule). Project construction employment would not adversely impact income patterns in the city.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• US Census Bureau (USCB). 2021. <i>Longitudinal Employer-Household Dynamics (LEHD) OnTheMap</i>. Accessed online at: <a href="http://onthemap.ces.census.gov/">http://onthemap.ces.census.gov/</a>, on March 11, 2021.</li> <li>• SCAG (Southern California Association of Governments). 2020. <i>Demographics and Growth Forecast</i>. Accessed online at: <a href="https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579">https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579</a>, on August 30, 2021.</li> <li>• City of Murrieta, 2019a. <i>2019 Comprehensive Annual Financial Report, Fiscal Year Ended June 30, 2019</i>. Accessed online at: <a href="https://www.murrietaca.gov/ArchiveCenter/ViewFile/Item/640">https://www.murrietaca.gov/ArchiveCenter/ViewFile/Item/640</a>, on March 11, 2021.</li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Demographic Character Changes, Displacement	2	<p><b>Demographic Character</b> The proposed multifamily and senior units would be limited to households with incomes no greater than 60 percent of the area median income for households in Riverside County, that is, \$44,766 annually.</p> <p>In 2019 there were 32,175 households in Murrieta. (US Census Bureau, 2021). Occupancy of the proposed 200 affordable units with households with incomes up to 60 percent of the Riverside County AMI would not substantially change the income distribution in Murrieta. No impacts on demographic character would occur.</p> <p><b>Displacement</b> No residences are present onsite and project development would not displace residents. No impact would occur.</p> <p><i>Source List</i></p> <ul style="list-style-type: none"> <li>• US Census Bureau (USCB). 2021. <i>Longitudinal Employer-Household Dynamics (LEHD). OnTheMap</i>. Accessed online at: <a href="http://onthemap.ces.census.gov/">http://onthemap.ces.census.gov/</a>, on March 11, 2021.</li> <li>• UltraSystems Environmental, Inc., 2021. <i>Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project</i>. November 2021.</li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p>Analysis for this section comes from section 4.15 of the IS/MND for the project, attached as Appendix A of this document.</p> <p><b>Schools</b> The project site is in the Murrieta Valley Unified School District (MVUSD). The project site is in the attendance boundaries of the following three schools:</p> <p><b>Murrieta Elementary School</b> 24725 Adams Street Grades: K-5 Enrollment 916 (2019-2020 school year) Capacity 1,100 students and 44 classrooms Expansion (6 classrooms/150 seats) planned, contingent on funding</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><b>Thompson Middle School</b>  24040 Hayes Avenue  Grades: 6-8  Enrollment 1,642 (2019-2020 school year)  Capacity 1,100 students and 44 classrooms  Expansion (6 classrooms/162 seats) planned, contingent on funding</p> <p><b>Murrieta Valley High School</b>  42200 Nighthawk Way  Grades: 9-12  Enrollment 2,302 (2019-2020 school year)  Capacity 3,051 students and 113 classrooms</p> <p>Based on student generation factors used by the Murrieta Valley Unified School District (MVUSD), the project is estimated to generate 44 students. After accounting for project student generation, estimated remaining capacities are 164 students at Murrieta Elementary School, -194 students at Thompson Middle School, and 735 students at Murrieta Valley High School.</p> <p>California Senate Bill 50 (SB 50), which passed in 1998, provides a comprehensive school facilities financing and reform program, and enabled a statewide bond issue to be placed on the ballot. The provisions of SB 50 allow the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 also establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."</p> <p>MVUSD charges developer fees for multifamily residential units of \$4.08 per square foot of assessable space, as authorized by SB 50. Project impacts on school facilities would be less than significant after payment of developer fees for schools. No mitigation is required.</p> <p><b>Museums</b>  The Murrieta Museum is at 41810 Juniper Street approximately 650 feet west of the proposed project site. Proposed project development would not adversely affect the museum building or museum operation. No mitigation is required.</p>



Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>
Commercial Facilities	2	<p>The project site is vacant except for one barn that would be removed from the site prior to project construction. Project development would not displace commercial facilities.</p> <p>Project operation would add up to 880 persons to the City of Murrieta, thus generating some increase in demands for retail trade and commercial services in the region. Employment in Murrieta is forecast to increase by 22,872, or 78 percent, between 2018 and 2045 (SCAG, 2020). Increases in demands for products and services generated by project operation would not be an adverse impact given the existing forecast of business activity (here measured by employment) in the region.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>SCAG (Southern California Association of Governments). 2020. Demographics and Growth Forecast. Accessed online at: <a href="https://scag.ca.gov/sites/main/files/file-attachments/0903connectsocial_demographics-and-growth-forecast.pdf?1606001579">https://scag.ca.gov/sites/main/files/file-attachments/0903connectsocial_demographics-and-growth-forecast.pdf?1606001579</a>, on August 30, 2021.</i></li> </ul>
Health Care and Social Services	2	<p>The nearest hospital to the project site is Rancho Springs Medical Center, a 120-bed acute-care hospital, at 25500 Medical Center Drive in the City of Murrieta, about 1.3 miles to the east. Project development is estimated to add between 340 and 880 residents to the City. Two other hospitals are in or near Murrieta: Inland Valley Medical Center at 36485 Inland Valley Drive in the City of Wildomar; and Loma Linda University Medical Center at 28062 Baxter Road in the City of Murrieta (OSHPD, 2021). Adequate hospital facilities are present in the project region for project residents, and project development would not require construction of new or expanded hospitals. Impacts would be less than significant.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>Office of Statewide Health Planning and Development (OSHPD). 2021. Facility Finder. Accessed online at: <a href="https://oshpd.ca.gov/facility-finder/">https://oshpd.ca.gov/facility-finder/</a>, on August 30, 2021.</i></li> </ul>
Solid Waste Disposal / Recycling	2	<p>Analysis for this section comes from section 4.19 of the IS/MND for the project, attached as Appendix A of this document.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><b>Solid Waste Disposal</b></p> <p>In 2019 approximately 98 percent of the solid waste landfilled from Murrieta was disposed of at the two landfills, Badlands Sanitary Landfill in Moreno Valley and El Sobrante Landfill in Corona. The two landfills have combined remaining capacity of about 159,726,000 cubic yards and remaining daily disposal capacity of approximately 6,500 tons.</p> <p>Multifamily residential units in Riverside County generated an average of 4.05 pounds of solid waste per day in 2014, the latest year for which data are available.<sup>2</sup> Thus, the proposed 200 residential units are estimated to generate 810 pounds of solid waste per day or 148 tons per year. Sufficient solid waste disposal capacity is available in the region for estimated project solid waste generation, and impacts on solid waste disposal capacity would be less than significant.</p> <p><b>Recycling</b></p> <p>The project would include storage areas for recyclable materials and organic waste (for multifamily residential developments organic waste means green waste, landscape and pruning waste, and nonhazardous wood waste; multifamily residential developments are not required to have food diversion programs under California Assembly Bill 1826 [California Public Resources Code Sections 42649.8 et seq]).</p> <p>Section 4.408 of the 2019 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from residential construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65 percent of construction and demolition waste in accordance with the 2019 CALGreen.</p> <p>Project construction and operation would not conflict with laws and regulations requiring recycling and solid waste diversion and impacts respecting recycling and diversion would be less than significant.</p> <p><i>Source List</i></p> <ul style="list-style-type: none"> <li>• <i>UltraSystems Environmental, Inc., 2021. Initial Study and Mitigated Negative Declaration (IS/MND) for the Adams Avenue Affordable Housing Multi-Family Development Project. November 2021.</i></li> </ul>

<sup>2</sup> The estimate is based on 109,897 tons total solid waste generation from multifamily residential units and 148,617 occupied multifamily units in Riverside County, which yields 0.739 tons per year or 4.05 pounds per day. Source: CalRecycle, 2021e.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Waste Water / Sanitary Sewers	2	<p><b>Wastewater Treatment</b></p> <p>The Eastern Municipal Water District (EMWD) provides wastewater treatment to parts of the City of Murrieta, including the project site, at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). The capacity of the TVRWRF is 23 million gallons per day (mgd). Average wastewater flows through the facility in 2015 were approximately 13.5 mgd (Jorgensen, 2021; EMWD 2019).</p> <p>Wastewater generation is estimated as 100 percent of indoor water use. Western Municipal Water District, which provides water to portions of the City of Murrieta including the project site, used a default indoor water use rate of 55 gallons per person per day, or gallons per capita day (gpcd) in determining its 2020 water use target.<sup>3</sup> The project at completion is estimated to house between 340 and 880 people; the high estimate of 880 is used here for a conservative analysis. Thus, project operation is estimated to generate 48,400 gallons per day (gpd) of wastewater. The residual capacity at the TVRWRF is 9.5 mgd. Sufficient wastewater treatment capacity is available in the region for project wastewater generation, and project development would not require construction of a new or expanded wastewater treatment facility. Impacts would be less than significant.</p> <p><b>Sewers</b></p> <p>The Western Municipal Water District (WMWD) provides sewer service in part of the City of Murrieta including the project site.</p> <p>Project development would include construction of two new private sewer mains onsite connecting to an existing sewer main in Adams Avenue next to the west site boundary. One private sewer main would extend in a proposed driveway east approximately halfway across the site between buildings A and B; and laterals would be built from that sewer main to building connections for buildings A and B. The second private main would extend eastward in a fire lane along the south site boundary most of the length of the site, then turn northward west of Building C and extend most of the width of the site; laterals would be built from the second main to building connections for Building C.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• Jorgensen, Erik (Principal Civil Engineer, Wastewater CIP). 2021. Email dated April 1, 2021. Eastern Municipal Water District.</li> </ul>

<sup>3</sup> The 2020 water use target was calculated in accordance with the Water Conservation Act of 2009, SBX 7-7.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<ul style="list-style-type: none"> <li>Eastern Municipal Water District (EMWD). 2019. <i>Temecula Valley Regional Water Reclamation Facility</i>. Accessed online at: <a href="https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf?1620227175">https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf?1620227175</a>, on August 30, 2021.</li> </ul>
Water Supply	2	<p>The Western Municipal Water District (WMWD) supplies water to its 6.5-square-mile Murrieta Service Area within the City of Murrieta, which includes the project site (RMC, 2016, p. 3-16).</p> <p>Water supplies for the Murrieta Service Area consist of imported water from northern California and the Colorado River purchased from the Metropolitan Water District of Southern California; local groundwater from the Temecula Valley Groundwater Basin; and recycled water (RMC, 2016, p. 6-1).</p> <p>WMWD forecasts that its retail supplies will be sufficient to meet demands in normal water year, single-dry-year, and multiple-dry-year conditions over the 2020-2040 period (RMC, 2016, p. 7-7).</p> <p>WMWD's water use target for 2020 is 352 gallons per capita per day (gpcd). Estimated project water demand ranges from 134 to 347 acre-feet per year (afy). The high estimate of project water demands is approximately 0.45 percent of forecast WMWD 2025 retail water supplies and one percent of forecast WMWD retail demands. Therefore, less than significant impacts are anticipated and no mitigation is required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>RMC. 2016. <i>Western Municipal Water District Urban Water Management Plan</i>. Accessed online at: <a href="https://www.wmwd.com/DocumentCenter/View/3162/Western_2015-UWMP_Final_Body-Only?bidId=">https://www.wmwd.com/DocumentCenter/View/3162/Western_2015-UWMP_Final_Body-Only?bidId=</a>, on August 30, 2021.</li> </ul>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Fire Protection and Emergency Medical Services</b></p> <p>Murrieta Fire and Rescue (MFR) provides fire protection and emergency medical services to the City of Murrieta. MFR operates five fire stations and is planning to build a sixth station serving the eastern part of the City's sphere of influence. Fire Station 1 at 41825 Juniper Street, about 775 feet west of the project site, would be the first-in fire station to the site (MFR, 2021). Station 1 is equipped with one Type 1 fire engine (designed for structural firefighting) and other apparatus including an urban search and rescue trailer and a water tender. Daily staffing at Station 1 is three. MFR is planning to relocate Station 1 south of its current location. The planned relocation of Station 1 will assist MFR in minimizing response times to all parts of the City (Jensen, 2021). Project impacts on fire protection and</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>emergency medical services would be less than significant, and no mitigation is required.</p> <p><b>Police</b></p> <p>The Murrieta Police Department (MPD) provides police protection to the City. The MPD station is at 2 Town Square, about 1,050 feet north of the project site. The MPD assigns 60 officers to its patrol and traffic divisions (Parker, 2021).</p> <p>New multi-family housing developments undergoing development review in Murrieta must participate in the Crime Free Multi-Housing Program. Through this program, the Department provides recommendations for improving the safety of the developments using Crime Prevention Through Environmental Design strategies (City of Murrieta, 2011a).</p> <p>MPD operations are funded mostly through property taxes and sales taxes (City of Murrieta, 2019b). In fiscal year 2018-2019 the City of Murrieta charged multifamily residential projects a law enforcement development impact fee of \$417 per unit (City of Murrieta, 2018).</p> <p>The MPD does not anticipate that project development would require construction or expansion of a new or expanded police facility, or adversely affect MPD operations (Parker, 2021). Project impacts on police services would be less than significant, and no mitigation is required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• <i>Murrieta Fire and Rescue, 2021. Fire Station #1. Accessed online at <a href="https://www.murrietaca.gov/Facilities/Facility/Details/Fire-Station-Number-1-2">https://www.murrietaca.gov/Facilities/Facility/Details/Fire-Station-Number-1-2</a>, on March 5, 2021.</i></li> <li>• <i>Jensen, Chris (Contract Fire Plans Examiner). 2021. Written service letter response. Murrieta Fire &amp; Rescue. Received via email April 12, 2021.</i></li> <li>• <i>Parker, Spencer (Administrative Sergeant). 2021. Written response dated March 10, 2021 to service questionnaire.</i></li> <li>• <i>City of Murrieta. 2011a. General Plan Chapter 12: Safety Element. Accessed online at: <a href="https://www.murrietaca.gov/DocumentCenter/View/4366/12---Safety-Elementpdf">https://www.murrietaca.gov/DocumentCenter/View/4366/12---Safety-Elementpdf</a>, on March 5, 2021.</i></li> <li>• <i>City of Murrieta, 2019b. Operating Budget: Fiscal Years 2019-2020 and 2020-2021. Accessed online at: <a href="https://www.murrietaca.gov/ArchiveCenter/ViewFile/Item/635">https://www.murrietaca.gov/ArchiveCenter/ViewFile/Item/635</a>, on March 5, 2021.</i></li> <li>• <i>City of Murrieta, 2018. Fee Schedule, Fiscal Year 2018-2019. Accessed online at: <a href="https://www.murrietaca.gov/DocumentCenter/View/3579/City-of-Murrieta-2018-2019-Fee-Schedulepdf">https://www.murrietaca.gov/DocumentCenter/View/3579/City-of-Murrieta-2018-2019-Fee-Schedulepdf</a>, on March 5, 2021.</i></li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Parks, Open Space and Recreation	2	<p>The City of Murrieta Department of Parks and Recreation (MDPR) provides recreation programs, and maintains, city parks. MDPR operates and maintains 53 parks totaling approximately 508 acres; approximately 790 acres of additional open space and trails in the city. The City of Murrieta General Plan sets forth several categories of parks, including neighborhood parks, with a service radius of 0.5 mile; and community parks, with a service radius of two miles. The city's parkland standard is 5 acres of parkland per 1,000 residents (City of Murrieta, 2011b). The city's population in 2020 was estimated at 115,561 (CDF, 2021). Thus, the city has 4.40 acres of parkland per 1,000 residents, which is slightly below the city's standard of 5 acres.</p> <p>Four parks are within 0.5 mile of the project site: Community Center/Hunt Field; Town Square Park; Murrieta Elementary School Park; and B Street Station.</p> <p>Project development would add a maximum of 880 residents to the city, which would increase the City's population from the 2020 estimate of 115,561 to 116,441. The ratio of parkland to population after project development would be 4.36 acres of parkland per 1,000 residents, very slightly less than the current ratio.</p> <p>The city charges development impact fees for park land facilities and for the community center. In fiscal year 2018-19, the latest development fee schedule available online, the fees for multifamily residential units were \$3,049 for park land facilities and \$533 for the community center (City of Murrieta, 2018).</p> <p>Project impacts on park facilities would be less than significant after payment of applicable development impact fees, and no mitigation is required.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• California Department of Finance (CDF). 2020. <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011- 2020</i>. Accessed online at: <a href="http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/documents/E-5_2019_Internet%20Version.xlsx">http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/documents/E-5_2019_Internet%20Version.xlsx</a>, on September 22, 2020.</li> <li>• City of Murrieta, 2018. <i>Fee Schedule, Fiscal Year 2018-2019</i>. Accessed online at: <a href="https://www.murrietaca.gov/DocumentCenter/View/3579/City-of-Murrieta-2018-2019-Fee-Schedulepdf">https://www.murrietaca.gov/DocumentCenter/View/3579/City-of-Murrieta-2018-2019-Fee-Schedulepdf</a>, on March 5, 2021.</li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Transportation and Accessibility	2	<p><b>Transportation</b>  Project operation is estimated to generate 947 vehicle trips per day (STC, 2021). Project site buildout pursuant to the current General Plan designation, Multifamily Residential, is estimated to generate 1,012 trips per day. Project transportation impacts would be less than significant, as project trip generation would be less than generation by site buildout under the General Plan designation.</p> <p><b>Accessibility</b>  Sidewalks are located near the project site on both sides of Adams Avenue and of Juniper Street; sidewalks are absent from Ivy Street. The two nearest existing bicycle facilities to the project site mapped in the City's General Plan are striped (Class II) bicycle lanes on Juniper Street and Jefferson Avenue; the latter is approximately 600 feet east of the project site. A proposed Class II bicycle lane is mapped in the General Plan on Ivy Street near the project site (City of Murrieta, 2011c). The Riverside Transit Agency (RTA) provides public transit bus service in Murrieta. The nearest transit route to the project site is RTA Route 23, which extends northwest-southeast from the City of Wildomar to the City of Temecula; operates on Juniper Street and Jefferson Avenue near the project site; and operates at hourly frequency seven days per week (RTA, 2021). Project development would not adversely impact accessibility.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>• STC. 2021. <i>Limited VMT Analysis – Technical Memorandum. 24960 Adams Avenue, Murrieta, CA. Prepared for UltraSystems Environmental Inc.</i></li> <li>• City of Murrieta. 2011c. <i>General Plan Chapter 5: Circulation Element</i>. Accessed online at: <a href="https://www.murrietaca.gov/DocumentCenter/View/4359/05---Circulation-Elementpdf">https://www.murrietaca.gov/DocumentCenter/View/4359/05---Circulation-Elementpdf</a>, on March 31, 2021.</li> <li>• RTA (Riverside Transit Agency), 2021. <i>Route 23 schedule</i>. Accessed online at <a href="https://www.riversidetransit.com/images/DOWNLOADS/ROUTES/023.pdf">https://www.riversidetransit.com/images/DOWNLOADS/ROUTES/023.pdf</a>, on March 8, 2021.</li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p><b>Unique Natural Features</b>  No unique natural features are present on or next to the project site. The project site is flat and is in the Temecula</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>Valley, one of numerous inland valleys in southern California.</p> <p><b>Water Resources</b></p> <p>The nearest surface water body to the project site is Murrieta Creek, which passes about 0.6 mile southwest of the project site. Project development would not involve discharge of dredge or fill material into Murrieta Creek.</p> <p>Project construction would obtain coverage under the General Construction Permit through preparation of a Storm Water Pollution Prevention Plan (SWPPP) specifying site-specific construction best management practices (BMPs) which would be implemented to minimize or avoid pollutants and sediment from entering receiving waters.</p> <p>The municipal stormwater permit in effect in the project region is Order No. R9-2013-0001 ("MS4 Permit"), with subsequent amendments, issued by the San Diego Regional Water Quality Control Board in 2013.</p> <p>Project operation would comply with the MS4 Permit through preparation and implementation of a Water Quality Management Plan (WQMP), emphasizing implementation of Low-Impact Development (LID) principles and addressing hydrologic conditions of concern, prior to issuance of any grading or building. The intent of the MS4 is to maintain or improve water quality of surface water, prevent water quality degradation, and protect beneficial uses as defined in the water quality control plan (Basin Plan) for the San Diego Basin (RWQCB 2013, as amended).</p> <p>LID is a leading stormwater management strategy that seeks to mitigate the impacts of runoff and stormwater pollution as close to their sources as possible. LID comprises a set of site design approaches and BMPs that are designed to address runoff and pollution at the source. These LID practices can effectively remove nutrients, bacteria, and metals while reducing the volume and intensity of stormwater flows.</p> <p>The project has prepared a preliminary WQMP which incorporates LID BMPs into project design. Under</p>



Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>proposed conditions, the project would include a system of permeable asphalt, bioretention, and underground stormwater detention chambers to ensure that the stormwater discharges would be adequately sized to meet hydrologic control requirements, and reduce post-development peak flow rates to below pre-development rates for the 2-, 5-, and 10-year storm events per the Santa Margarita Region hydromodification requirements (RRM, 2021, p. 23) for flood control purposes.</p> <p><i>Source List:</i></p> <ul style="list-style-type: none"> <li>RRM Design Group. 2021a. Preliminary Project Specific Water Quality Management Plan for the Downtown Murrieta Development Project. Prepared for National CORE. March 22, 2021.</li> </ul>
Vegetation, Wildlife	3	<p><b>Vegetation</b></p> <p>Five land cover types were identified onsite in the habitat assessment survey conducted by UltraSystems on March 4 and April 5, 2021; see <b>Section 4.4, Biological Resources</b>, of the IS/MND for description of survey methods. The five land cover types are wild oats and annual brome grasslands, residential/urban/exotic, ornamental, coast live oak woodland and forest, and common and giant reed marshes. None of the land cover types are considered sensitive natural communities. No compliance actions or mitigation measures are required.</p> <p><b>Sensitive Plant Species</b></p> <p>No plant species listed under the federal Endangered Species Act was observed onsite or was determined to have moderate or higher potential to occur onsite.</p> <p>One listed plant species, thread-leaved brodiaea (<i>Brodiaea filifolia</i>), listed as federally threatened and state endangered, was determined to have low potential to occur onsite. No compliance actions or mitigation measures are required.</p> <p><b>Wildlife</b></p> <p>The biological resources evaluation identified 21 animal species onsite consisting of one insect species, one lizard, 16 bird species, and three mammal species; the list of species observed onsite is included as Attachment G to the Biological Resources Evaluation included as <b>Appendix C1</b> to the IS/MND.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><b>Sensitive Animal Species</b></p> <p>No endangered or threatened species listed under the federal Endangered Species Act was observed onsite or was determined to have moderate or higher potential to occur onsite.</p> <p>Two special-status species were determined to have moderate potential to occur onsite:</p> <p>Burrowing owl (<i>Athene cunicularia</i>), and San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>). Both species are California Species of Special Concern and are covered species under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).</p> <p>One special-status species was observed onsite: Cooper's hawk (<i>Accipiter cooperii</i>), which is a California Watch List species and a covered species under the MSHCP.</p> <p>The IS/MND set forth two mitigation measures for impacts to burrowing owl: <b>MM BIO-1</b> requiring pre-construction burrowing owl surveys within 30 days prior to construction; and <b>MM BIO-2</b> requiring burrowing owl protection measures including passive relocation before the start of construction. Impacts to burrowing owl were determined to be less than significant after implementation of mitigation measures <b>BIO-1</b> and <b>BIO-2</b>. See Section 4.4, <i>Biological Resources</i>, of the IS/MND for the full texts of <b>MMs BIO-1</b> and <b>BIO-2</b>.</p> <p><b>Nesting Birds</b></p> <p>The project Biological Study Area (BSA)—the project site plus a 500-foot buffer zone surrounding the site—contains trees and other features that could be used for nesting by birds protected by the federal Migratory Bird Treaty Act (MBTA). Therefore, the project has the potential to impact nesting birds during the construction phase. This impact would be significant without mitigation. Implementation of <b>MM BIO-3</b>, requiring a preconstruction breeding bird survey and exclusion of disturbances from buffer zones ranging from 100 to 500 feet radius depending on the taxa and the species status, would reduce this impact to less than significant. Refer to Section 4.4 <i>Biological Resources</i> of the IS/MND for details.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation																	
		<p>The IS/MND set forth seven other mitigation measures for impacts to biological resources: <b>MM BIO-4</b> requiring a worker environmental awareness program (WEAP); <b>MM BIO-5</b> requiring a biological monitor; <b>MM BIO-6</b> requiring implementation of construction best management practices; <b>MM BIO-7</b> requiring marking of project site boundaries and designated areas; <b>MM BIO-8</b>, General Vegetation and Wildlife Avoidance and Protection Measures; <b>MM BIO-9</b>, Protected Tree Replacement Measures; and <b>MM BIO-10</b>, Protected Tree Preservation Measures.</p>																	
Air Quality	2	<p>The project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing Air Quality Management Plans (AQMPs). Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.</p> <p>The project would contribute to criteria pollutants to the area during project construction. Several individual projects in the area may be under construction simultaneously with the proposed project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. The proposed project's short-term construction CO, NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions would not exceed the localized significance thresholds as shown below in <b>Table 1</b>. Thus, the proposed project would not impair implementation of the AQMP, and impacts would be less than significant.</p> <p style="text-align: center;"><b>Table 1</b> <b>MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS</b></p> <table border="1" data-bbox="667 1688 1365 1839"> <thead> <tr> <th data-bbox="667 1688 911 1801" rowspan="2">Construction Activity</th> <th colspan="5" data-bbox="911 1688 1365 1738">Maximum Emissions (lbs/day)</th> </tr> <tr> <th data-bbox="911 1738 1003 1801">ROG</th> <th data-bbox="1003 1738 1096 1801">NO<sub>x</sub></th> <th data-bbox="1096 1738 1188 1801">CO</th> <th data-bbox="1188 1738 1281 1801">PM<sub>10</sub></th> <th data-bbox="1281 1738 1365 1801">PM<sub>2.5</sub></th> </tr> </thead> <tbody> <tr> <td data-bbox="667 1801 911 1839">Maximum Emissions,</td> <td data-bbox="911 1801 1003 1839">0.8</td> <td data-bbox="1003 1801 1096 1839">8.4</td> <td data-bbox="1096 1801 1188 1839">14.5</td> <td data-bbox="1188 1801 1281 1839">1.2</td> <td data-bbox="1281 1801 1365 1839">0.5</td> </tr> </tbody> </table>	Construction Activity	Maximum Emissions (lbs/day)					ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	Maximum Emissions,	0.8	8.4	14.5	1.2	0.5
Construction Activity	Maximum Emissions (lbs/day)																		
	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>														
Maximum Emissions,	0.8	8.4	14.5	1.2	0.5														

Environmental Assessment Factor	Impact Code	Impact Evaluation				
		Maximum Emissions, 2023	43.1	14.1	20.0	3.7
Maximum Emissions, 2024	51.5	5.3	8.8	1.1	0.7	
SCAQMD Significance Thresholds	75	100	550	150	55	
Significant? (Yes or No)	No	No	No	No	No	
Source: Ultrasonics Environmental Inc., 2021, p. 4.3-9.						
<b>No Mitigation is Required.</b>						
Other Factors	3	<p><b>Paleontological Resources:</b>            Several fossil localities in and near the cities of Murrieta and Temecula, and in the same sedimentary deposits that are present onsite, have produced fossils including <i>Equus</i> (horse) and elephant family; horse family and Mammoth specimens; and various reptile, amphibian and small mammal specimens (Bell, 2021:1-2). <b>Section 4.6, Geology and Soils</b>, of the IS/MND presents further description of fossils known from the project region. Mitigation Measure <b>GEO-2</b>, set forth in IS/MND <b>Section 4.6</b>, requires Preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP); monitoring; and, in the event of a discovery that the project cannot avoid, recovery and curation. Impacts to fossils would be less than significant after implementation of mitigation measure <b>GEO-2</b>.</p> <p>Source List:</p> <ul style="list-style-type: none"> <li>Bell, Alyssa, 2021. <i>Paleontological resources for the Adams Avenue Affordable Housing Development Project (7080)</i>. March 6, 2021. <i>Research and Collections, Natural History Museum Los Angeles County, Los Angeles, California</i>.</li> </ul>				

**Additional Studies Performed:**

Appendix A Project Plans

Appendix B1 CalEEMod Input and Results For Air Quality Analysis

Appendix B2 CalEEMod Input and Results For Greenhouse Gas Emissions Analysis

Appendix C1 Biological Resources Evaluation

Appendix C2 Arborist Report

- Appendix D1 Cultural Resources Report
- Appendix D2 Paleontological Records Search
- Appendix E1 Geotechnical Report
- Appendix E2 Fault Study Email
- Appendix F1 Phase I Environmental Site Assessment
- Appendix F2 Pesticide Sampling Report
- Appendix G Percolation Testing Report
- Appendix H1 Water Quality Management Plan
- Appendix H2 Preliminary Hydrology Report
- Appendix I Noise Data
- Appendix J Limited VMT Analysis
- Appendix K Public Service and Utilities Letters and Responses

**Field Inspection** (Date and completed by):

A pedestrian survey for cultural resources was conducted on March 4, 2021 by Steve O'Neil, RPA, and Megan Black Dukakis. A field survey for biological resources and a tree survey were conducted by Michelle Tollett and Matthew Sutton on March 4, 2021 and by Matthew Sutton on April 5, 2021.

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

Refer to the References section below for a list of sources used in writing this document.

Agencies and Persons consulted are as follows:

**CEQA Lead Agency**

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Joe O'Bannon, B.S., Senior Engineer

Stephen O'Neil, M.A., RPA, Cultural Resources Manager

Michael Rogozen, D. Env, Senior Principal Engineer

Andrew Soto, B.A., Word Processing/Technical Editing

**List of Permits Obtained:**

- Site Plan approval from the City of Murrieta
- Building permits from the City of Murrieta.

**Public Outreach [24 CFR 50.23 & 58.43]:**

The project applicant has been working with the City to receive input and provide information regarding the proposed project. The project appeared at the City of Murrieta City Council meeting on April 6, 2021. In that meeting, the City Council received an overview of the project and approved an Exclusive Negotiating Rights Agreement between the City's Housing Authority and National Community Renaissance for the project. A community meeting hosted by the applicant was held at Murrieta City Hall the evening of January 4, 2022 to give residents an opportunity to learn about, comment on, and ask questions about the project. All property owners within a 300-foot radius of the project site were duly notified of the meeting. Two residents attended the meeting, both homeowners of single-family homes on the opposite side of Adams Ave from the project. Residents raised questions and concerns on a range of issues, including impacts to traffic and parking (i.e. headlight glare, traffic to the elementary school during drop-offs and pick-ups, street parking along Adams Avenue), and city services and infrastructure. Residents also asked about the operations of the community (i.e. pool access and hours of operations) and the Boys & Girls Club.

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

In the short term, there would be a potential for cumulative effects on traffic, air quality, and noise if other development projects were implemented concurrently with the project. The following projects are listed on the City of Murrieta Current Planning Division Projects List dated June 30, 2021 within 0.5 mile of the project site:

- Murrieta Gateway Business Park: 28+ acre business park: 9 buildings totaling 360,753 square feet, on Hawthorn Road between Jefferson Avenue and Adams Avenue
- Demolition of a house at 24770 Washington Avenue
- Full-service restaurant, 6,000 square feet, at 24683 Washington Avenue (City of Murrieta, 2021).

Two of the three projects are on Washington Avenue and are not expected to generate substantial traffic on Adams Avenue. One of the three projects is demolition of a house and would cause only temporary demolition impacts. Murrieta Gateway Business Park would be at least 2,200 feet southeast of the proposed project site; thus, impacts from Murrieta Gateway Business Park such as noise, vibration, and localized air quality impacts are not expected to combine with impacts of the proposed project to cause significant cumulative impacts. Project impacts would not be cumulatively considerable.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]****No Action Alternative [24 CFR 58.40(e)]:**

Under the no action alternative, the project would not be developed and the site would remain in its present condition. The barn onsite would be removed; that is planned by the City of Murrieta separately from the proposed project. Under the No Action Alternative impacts of the proposed project on farmland, air quality, biological resources, cultural resources, historic resources, soil suitability, greenhouse gas emissions, hazardous materials, noise, water resources, water quality,

environmental justice, land use and land use compatibility, safety, demographics and employment, public facilities, parks, solid waste, and transportation, would not occur.

**Summary of Findings and Conclusions:** After implementation of mitigation measures outlined in the IS/MND for the proposed project, the project would have a less than significant impacts on the environment.



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

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

Law, Authority, or Factor	Mitigation Measure
Aesthetics	<p><b>MM AES-1</b>                      During project construction the project applicant shall place construction staging areas as far away as possible from adjacent residences so as to minimize, to the maximum extent possible, any potential lighting impacts to nearby residences. The lighting used during project construction shall consist of the minimum amount of light necessary for safety and security on the project site.</p>
Biological Resources	<p><b>MM BIO-1 Pre-Construction Burrowing Owl Surveys</b>                      Although BUOW was not detected on site during the focused surveys, the BSA contains suitable habitat to potentially support BUOW in the future. Therefore, a 30-day pre-construction BUOW survey is required by the MSHCP. A qualified biologist would conduct a pre-construction BUOW survey in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (MSHCP Survey Guidelines; Riverside County TLMA, 2006) within 30 days prior to ground disturbance.</p> <p>Following the completion of the pre-construction BUOW survey, the biologist would prepare a letter report in accordance with the MSHCP Survey Guidelines summarizing the results of the survey. The report would be submitted to the City of Murrieta prior to initiating any ground disturbance activities.</p> <p>If no BUOWs or signs of BUOW are observed during the survey and concurrence is received from EPD and CDFW, project activities may begin and no further mitigation would be required.</p> <p>If BUOW or signs of BUOW are observed during the survey, the site would be considered occupied. The biologist would implement mitigation measure BIO-2 and contact the City of Murrieta, EPD, and CDFW to assist in the development of avoidance, minimization, and mitigation measures, prior to commencing project activities. The list of potential measures to avoid and minimize impacts to BUOWs described in the above section would be implemented.</p>
Biological Resources	<p><b>MM BIO-2</b>  <b>BUOW Protection Measures</b>                      If BUOWs or signs of BUOW are observed during the survey, then the site would be considered occupied and the biologist shall contact the City of Murrieta, EPD, and CDFW to assist in the development of avoidance, minimization, and mitigation measures discussed below, prior to commencing project activities (Riverside County TLMA, 2006).</p> <p><b>Planning BUOW Protection Measures</b>                      Grading, construction, and other project activities on all grassland habitat will be delayed until the qualified biologist has implemented burrow exclusion and closure. No ground-disturbing activities within 50 meters (165 feet) of an active BUOW burrow will be permitted until burrow exclusion and closure have been implemented. No destruction of foraging habitat will be permitted until burrow exclusion and closure have been implemented.</p>

Law, Authority, or Factor	Mitigation Measure
	<p><b>Preconstruction BUOW Protection Measures</b>  Prior to the initiation of grading and construction activities, the biologist shall implement passive relocation of an active BUOW burrow by installing a one-way door and then permanently excluding the BUOW from returning once it is confirmed that no BUOW individuals remain in the burrow. A biological monitor will visit the site daily to verify that the burrow is empty by monitoring and scoping the burrow.</p> <p>Considering that there is not adequate BUOW habitat of at least 6.6 acres to which an excluded BUOW pair can relocate, the project applicant shall pay a Local Development Mitigation Fee to the County of Riverside to offset the impacts to the BUOW pair and the loss of 5.75 acres of suitable BUOW habitat within the project site. All surveys and reporting required by the MSHCP will be complied with including a 30-day pre-construction BUOW survey.</p> <p><b>Construction BUOW Protection Measures</b>  A biological monitor will be onsite to monitor any BUOW or signs of BUOW. If any BUOW are observed then the biologist will consult with the County EPD and CDFW to determine the appropriate measures.</p>
Biological Resources	<p><b>MM BIO-3 Pre-Construction Breeding Bird Survey</b></p> <ul style="list-style-type: none"> <li>• To be in compliance with the MBTA and Fish and Game Code, and to avoid impacts or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented. The measures below will help to reduce direct and indirect impacts caused by construction on migratory non-game breeding birds to less than significant levels.</li> <li>• Project activities that will remove or disturb potential nest sites, such as open ground, trees, shrubs, grasses, or burrows, during the breeding season would be a potential significant impact if migratory non-game breeding birds are present. Project activities that will remove or disturb potential nest sites will be scheduled outside the breeding bird season to avoid potential direct impacts on migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites will also help to prevent birds from nesting within the project site during the breeding season and during construction activities.</li> <li>• If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will be conducted at least seven days prior to the onset of scheduled activities, such as mobilization and staging. It will end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance.</li> <li>• If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted, project activities may begin and no further mitigation will be required.</li> <li>• If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. Some bird species are more tolerant than others of noise and activities occurring near their nest. This no-activity buffer zone will not be disturbed until a qualified</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	<p>biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.</p> <ul style="list-style-type: none"> <li>• If listed bird species, such as the LBV, are observed within the project site during the pre-construction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.</li> <li>• Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.</li> </ul>
Biological Resources	<p><b>MM BIO-4 Worker Environmental Awareness Program (WEAP)</b>  Prior to project construction activities, a qualified biologist will prepare and conduct a Worker Environmental Awareness Program (WEAP) that will describe the biological constraints of the project. All personnel who will work within the project site will attend the WEAP prior to performing any work. The WEAP will include, but not be limited to the following: results of pre-construction surveys; description of sensitive biological resources potentially present within the project site; legal protections afforded the sensitive biological resources; BMPs for protecting sensitive biological resources (i.e., restrictions, avoidance, protection, and minimization measures); individual responsibilities associated with the project; and, a training on grading to reduce impacts to biological resources. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to the project site boundaries within which the project activities must be accomplished. The program will also include the reporting requirements if workers encounter a sensitive wildlife species (i.e., notifying the biological monitor or the construction foreman, who will then notify the biological monitor).</p> <p>Training materials will be language-appropriate for all construction personnel. Upon completion of the WEAP, workers will sign a form stating that they attended the program, understand all protection measures, and will abide all the rules of the WEAP. A record of all trained personnel will be kept with the construction foreman at the project field construction office and will be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman will ensure that new personnel receive training before they start working. The biologist will provide written hard copies of the WEAP and photos of the sensitive biological resources to the construction foreman.</p>
Biological Resources	<p><b>MM BIO-5 Biological Monitor</b>  As per the MSHCP requirements stated in Volume 1, Appendix C of the MSHCP, A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint (Riverside County, 2003).</p>

Law, Authority, or Factor	Mitigation Measure
	<p>A biological monitor shall monitor activities that result in tree or vegetation removal to minimize the likelihood of inadvertent impacts on nesting birds and special-status wildlife species, with special attention given to any protected species observed during the pre-construction breeding bird surveys. Monitoring shall also be conducted periodically during construction activities to ensure no new nests are built during any vegetation removal or building demolition activities between February 1 and August 31. The biological monitor shall ensure that all BMPs, avoidance, protection and mitigation measures described in the relevant project permits and reports are in place and are adhered to.</p> <p>The biological monitor will also monitor all installation of replacement trees and implementation of tree protection measures. The monitor will verify that installation of replacement trees is compliant with mitigation measure BIO-9, <i>Tree Replacement Protection Measures</i> (see Section 4.4 (e)). The monitor will also verify that protection measures established for the onsite preservation tree comply with mitigation measure BIO-10, <i>Preservation Tree Protection Measures</i>, (see Section 4.4 (c)).</p> <p>The biological monitor shall have the authority to temporarily halt all construction activities and all non-emergency actions if sensitive species and/or nesting birds are identified and would be directly affected. The monitor shall notify the appropriate resource agency and consult if needed. If necessary, the biological monitor shall relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if the applicant and the consulted resource agency determine that the activity will not result in adverse effects on the species.</p> <p>The appropriate agencies shall be notified if a dead or injured protected species is located within the project site. Written notification shall be made within 15 days of the date and time of the finding or incident (if known) and must include: location of the carcass, a photograph, cause of death (if known), and other pertinent information</p>
Biological Resources	<p><b>MM BIO-6 Construction Best Management Practices</b></p> <p>Project work crews will be directed to use BMPs where applicable. These measures will be identified prior to construction and incorporated into the construction operations.</p> <p>Implementation of this conservation measure will help to avoid, eliminate or reduce impacts on sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels. Standard BMPs as outlined in the MSHCP (MSHCP, Volume 1, Appendix C) and that apply to construction of this project, and that are not incorporated to other mitigation measures proposed for this project are as follows:</p> <ul style="list-style-type: none"> <li>• Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.</li> <li>• Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</li> <li>• The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</li> </ul>
Biological Resources	<b>MM BIO-7 Project Limits and Designated Areas</b>

Law, Authority, or Factor	Mitigation Measure
	<p>To avoid impacts on sensitive biological resources, the project proponent will implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal.</p> <ul style="list-style-type: none"> <li>• Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas. All markers will be maintained until the completion of activities in that area. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans.</li> <li>• To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.).</li> <li>• Project related work limits will be defined and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site specific surveys. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible. If sensitive biological resources are detected in the area to be impacted, then appropriate measures will be implemented to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biologist will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resource agencies to develop additional avoidance, minimization and/or mitigation measures prior to commencing project activities.</li> <li>• The project proponent will ensure that construction activities will include measures to prevent accidental falls into excavated areas. The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. All deep or steep-walled excavated areas will be covered with tarp and either be furnished with escape ramps or be surrounded with exclusionary fencing in order to prevent wildlife from entering them. Wildlife found in excavation areas should be trapped and relocated out of harm's way to a suitable habitat outside of the project area, if possible.</li> </ul>
Biological Resources	<p><b>MM BIO-8 General Vegetation and Wildlife Avoidance and Protection Measures</b></p> <p>The BSA contains trees that qualify for protection under City of Murrieta's Tree Preservation Ordinance Section 16.42.050.</p> <p>The BSA contains habitats which can support many wildlife species. The City of Murrieta will also implement the following general avoidance and protection measures to protect vegetation and wildlife, to the extent practical:</p> <ul style="list-style-type: none"> <li>• Cleared or trimmed vegetation and woody debris will be disposed of in a legal manner at an approved disposal site. Cleared or trimmed non-native, invasive vegetation will be disposed of in a legal manner at an approved disposal site as soon as possible to prevent regrowth and the spread of weeds.</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	<ul style="list-style-type: none"> <li>• The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.</li> <li>• Non-native species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</li> <li>• Vehicles and equipment will be free of caked mud or debris prior to entering the project site to avoid the introduction of new invasive weedy plant species.</li> <li>• To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) will not be permitted unless specifically authorized. If required, night lighting will be directed away from the preserved open space areas to protect species from direct night lighting. All unnecessary lights will be turned off at night to avoid attracting wildlife such as insects, migratory birds, and bats.</li> <li>• If any wildlife is encountered during the course of project activities, said wildlife will be allowed to freely leave the area unharmed.</li> <li>• Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist.</li> <li>• Active nests of special-status or otherwise protected bird species cannot be removed or disturbed. Nests can be removed or disturbed if determined inactive by a qualified biologist.</li> <li>• To avoid impacts on wildlife and attracting predators of protected species, the project proponent will comply with all litter and pollution laws and will institute a litter control program throughout project construction. All contractors, subcontractors, and employees will also obey these laws. These covered trash receptacles will be placed at each designated work site and the contents will be properly disposed at least once a week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums.</li> <li>• Contractors, subcontractors, employees, and site visitors will be prohibited from feeding wildlife and collecting plants and wildlife.</li> <li>• Disturbance near ponded water will be limited during the rainy season. It could serve as potential habitat for amphibians and sensitive invertebrates.</li> </ul>
Biological Resources	<p><b>MM BIO-9: Protected Tree Replacement Measures</b></p> <p>There are 16 trees proposed for removal on the project site that are designated as protected trees as per the Murrieta Municipal Code Chapter 14, Article III, Section 42 <i>Tree Preservation</i> (City of Murrieta, 2019). These onsite protected trees comprise the following three categories of protected trees under the City's ordinance (the tree species and number of trees per category is listed parenthetically): mature native oak trees (coast live oak [8]), mature native trees (blue elderberry [3]), and mature trees (various ornamental species [5]).</p> <p>According to Murrieta Ordinance No. 553-19 § 10, 2019, Section 16.42.095 <i>Protected Tree Replacement Standards</i>, replacement trees of equivalent size need to be planted onsite or offsite to mitigate the impact of the removal of a protected tree. This ordinance also stipulates that trees planted to replace mature trees should be drought tolerant and fire-resistant. In addition, the ordinance requires that native oak trees and native trees be replaced with the same species as those removed or an alternative species that is acceptable to the City Director.</p> <p>The species palette, tree container size of stock, and the tree species of the replacement trees will be consistent with the requirement of the Murrieta tree ordinance and all replacement trees will be planted onsite. Tree</p>

Law, Authority, or Factor	Mitigation Measure
	<p>replacement for all three categories of protected trees will be a one-to-one (1:1) replacement ratio. Tree replacement species for the protected removal trees will occur as follows: coast live oak trees and blue elderberry removal trees will be replaced by an equal or greater number of coast live oak trees that will be planted along Adams Avenue or in large planters in the Paseo area of the proposed development (see Attachment B of <b>Appendix C1</b>); and, the five protected removal trees classified as mature trees (Peruvian pepper, Italian cypress [2], and African sumac [2]) will be replaced by an equal or greater number of trees. All of the coast live oak trees will come from saplings that have been grown in containers of a minimum of 24 inches. All of the replacement trees for the five mature trees will have the following characteristics: fire-resistant, drought tolerant, and not classified as an invasive species on the California Invasive Plant Inventory (CalIPC, 2006).</p> <p>All trees will be planted after ground-disturbing activities and most of the construction activities have finished in the planting area. Trees will be irrigated and maintained following BMPs for tree planting and care. A biological monitor will observe the tree planting activities and document the tree health and survivorship during the planting period. If any trees die or develop signs of adverse health such as insect infestation, then the biologist will create a report to send for the City of Murrieta's Planning Department to review. All dead or dying replacement trees will be replaced with a similar species and monitored by the biologist until they are established and healthy. In the event of unhealthy or dying replacement trees, the biologist will produce a final report documenting that all contingency replacement plantings have established and are in good health.</p>
Biological Resources	<p><b>MM BIO-10 Protected Tree Preservation Measures</b></p> <p>In accordance with Murrieta Ordinance No. 553-19 § 9, 2019, Section 16.42.090 <i>Preservation of Protected Trees</i>, the following tree preservation measures will be implemented to minimize or avoid impacts of construction and project development to the preservation tree:</p> <ul style="list-style-type: none"> <li>• <i>Provision of sufficient growing areas as required by individual species;</i></li> <li>• <i>No disruption or removal of structural or feeder roots;</i></li> <li>• <i>Fencing of trees at or beyond their drip lines during grading and construction activities;</i></li> <li>• <i>No filling, cutting, development, or compaction of soils within the drip line;</i></li> <li>• <i>Preservation of oak leaf litter below the drip line; and</i></li> <li>• <i>Other measures required by the particular species of tree(s) to be preserved as recommended by the consulting arborist, horticulturist, or landscape architect.</i></li> </ul> <p>In addition to implementing the Murrieta tree ordinance measures listed above, the following recommendation for establishing a protection zone around a preserved oak tree provided in The Riverside County Oak Tree Management Guidelines will be incorporated into this conservation measure and will supersede the requirements for a protection zone stated in the Murrieta tree ordinance (Riverside County Planning Department, 1999):</p> <p><i>Protection Zone – a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or 10 feet. Where the outermost edge of an oak tree's drip line extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone.</i></p>

Law, Authority, or Factor	Mitigation Measure
	<p>Based on the protection measures outlined above, fencing will be installed around the preservation oak tree at a radius that is equal to the preservation tree's height or to the tree's drip line. The fencing will be erected prior to the initiation of ground-disturbing activities and will remain in place until the later phases of the construction and project development to allow for some minimal installation of paved surfaces around the perimeter of the tree's drip line.</p> <p>Throughout project construction, a biological monitor will be onsite to determine that all project operations are compliant with the requirements of this conservation measure. If the biologist observes any action which is out of compliance with this measure or which imperils the preservation tree's health in some way, that biologist will contact the City of Murrieta Planning Department to evaluate what actions can be taken to prevent further instances of non-compliance. In the event that the preservation tree is adversely impacted such as major root damage or other injury that may or may not cause the tree to exhibit signs of stress, an ISA-certified arborist will be enlisted to assess the tree's health. If the arborist determines the tree is irreparably wounded and poses a safety hazard if it were to remain in place, then the tree will be removed from the project site. In this event, the biologist will consult with the City of Murrieta Planning Department to evaluate the best way to mitigate the loss of the preservation tree.</p>
Cultural Resources	<p><b>MM CUL-1</b>  If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the City of Murrieta. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the Eastern Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.</p>
Cultural Resources	<p><b>MM CUL-2</b>  If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Riverside County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).</p>
Geology and Soils	<p><b>MM GEO-1</b>  To minimize potential impacts resulting from unstable soils, prior to the issuance of a certificate of occupancy, the project applicant shall implement applicable recommendations provided in Section 7.0 of the Geotechnical Evaluation Report dated March 12, 2021 for the proposed project prepared by EEI Engineering Solutions.</p>
Geology and Soils	<p><b>MM GEO-2</b></p>



Law, Authority, or Factor	Mitigation Measure
	<p>Prior to the issuance of the grading permit, the applicant shall provide a letter to the City of Murrieta Planning Department, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop, as needed, a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may reevaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens will be made explicit. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.</p>
Noise	<p><b>MM N-1</b>  Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> <li>• Ensure that construction equipment is properly muffled according to industry standards and in good working condition.</li> <li>• Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>• Schedule high noise-producing activities between the hours of 8:00 AM and 7:00 PM to minimize disruption on sensitive uses.</li> <li>• Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</li> </ul>
Noise	<p><b>MM N-2</b>  Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be</p>

Law, Authority, or Factor	Mitigation Measure
	included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.
Tribal Cultural Resources	<p><b>MM TCR-1</b> <b>Archaeological Monitoring:</b></p> <p>At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.</p> <p>The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.</p> <p>The developer/permit holder shall submit a fully executed copy of the contract to the Community Development Department to ensure compliance with this condition of approval. Upon verification, the Community Development Department shall clear this condition.</p> <p>The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis</p> <p>A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the consulting tribe(s) within 60 days of completion of monitoring.</p>
Tribal Cultural Resources	<p><b>MM TCR-2</b> <b>Cultural Resource Monitoring Plan (CRMP):</b></p> <p>The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological</p>

Law, Authority, or Factor	Mitigation Measure
	<p>Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:</p> <ul style="list-style-type: none"> <li>a. Project grading and development scheduling;</li> <li>b. The development of a monitoring schedule in coordination with the permittee/owner during grading, excavation and ground-disturbing activities on the site; including the scheduling, safety requirements, duties, scope of work, and Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,</li> <li>c. The protocols and stipulations that the permittee/owner, City, Tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</li> </ul>
Tribal Cultural Resources	<p><b>MM TCR-3</b>  <i>Native American Monitoring:</i>  Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.</p>
Tribal Cultural Resources	<p><b>MM TCR-4</b>  <i>Disposition of Cultural Resources:</i>  In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:</p> <ul style="list-style-type: none"> <li>1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.</li> <li>2) On-site reburial of the discovered items as detailed in the CRMP required pursuant to Mitigation Measure CUL-2. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Requests.</li> <li>3) Curation. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	<p>4) Curation. The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:</p> <p>a. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79 and therefore would be curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</p>
Tribal Cultural Resources	<p><b>TCR-5:</b>  <b>Human remains:</b>  If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.</p>
Tribal Cultural Resources	<p><b>TCR- 6:</b>  <b>Inadvertent Archeological Find:</b>  If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed.</p> <p>i. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Community Development Director to discuss the significance of the find.</p> <p>ii. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Community Development Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <p>iii. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional Tribal monitors if needed.</p> <p>iv. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject</p>

Law, Authority, or Factor	Mitigation Measure
	<p>to further disturbance in perpetuity as identified in Non-Disclosure of Reburial Condition.</p> <p>v. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the project archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.</p> <p>vi. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the City Community Development Director for decision. The City Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the City Community Development Director shall be appealable to the City Planning Commission and/or City Council."</p>
Tribal Cultural Resources	<p><b>TCR-7:</b> <b>Archeology Report - Phase IV:</b> At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center and Consulting tribes.</p>
Tribal Cultural Resources	<p><b>TCR-8:</b> <b>Non-Disclosure of Reburials Location:</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p>

**Determination:**

- Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Betsy Lindsay Date: 12/15/2022

Name/Title/Organization: UltraSystems Environmental

Certifying Officer Signature: [Signature] Date: 1/24/23

Name/Title: Chair of the Board of Supervisors

KEVIN JEFFRIES

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

ATTEST:  
KIMBERLY A. RECTOR, Clerk  
By [Signature]  
DEPUTY

JAN 24 2023 3.29

- City of Murrieta, 2020. Zoning Map. Accessed online at <https://www.murrietaca.gov/DocumentCenter/View/4374/Murrieta-Zoning-Mappdf>, accessed on June 17, 2022.
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