

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



ITEM: 3.24
(ID # 23370)

MEETING DATE:
Tuesday, December 12, 2023

FROM : HOUSING AND WORKFORCE SOLUTIONS:


SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Sandstone Valley Apartments Affordable Multifamily Housing Project Located in the City of Murrieta Pursuant to the National Environment Policy Act (NEPA) and Approval of Request for Release of Funds to U.S. Department of Housing and Urban Development (HUD), District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Sandstone Valley Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;

Continued on page 2

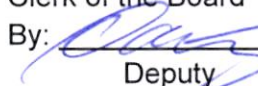
ACTION:Policy


Heidi Marshall, Director 11/1/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: December 12, 2023
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for Twenty-Four (24) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

CRP Affordable Housing and Community Development LLC (Developer) was awarded a total of twenty-four (24) Housing Choice Voucher Project Based Vouchers (PBVs) for the Sandstone Valley Apartments (Proposed Project) through a Request for Proposal released by the Housing Authority of the County of Riverside on May 5, 2022. The Developer has formed a limited partnership known as Sandstone Valley Apartments LP, a California limited partnership (Partnership), for the purpose of developing and financing new construction of the Proposed Project consisting of 96-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of a total of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The PBVs will serve as a rental subsidy for the clients on the Housing Authority's Housing Choice Voucher Program (HCVP) waiting list for the Proposed Project. Located on approximately 3.6 acres of land located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052 (Property). The Housing Authority will enter into an Agreement to Enter

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into Housing Assistance Payments (AHAP) with Developer, subject to approval by the Board of Commissioners.

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, by and through its Housing and Workforce Solutions Department (HWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On November 3, 2023, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

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

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on November 13, 2023, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

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.

Impact on Residents and Businesses

The development of 96 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in southwestern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact on the County's General Fund. The County's contribution to the project is anticipated to include only the Housing Choice Voucher Program (HCVP or Section 8) Project-Based

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Vouchers which are fully funded from the United States Department of Housing and Urban Development.

Attachments:

- County of Riverside FONSI
- County of Riverside Environmental Assessment
- Request for Release of Funds- HCVP Project Based Vouchers
- Public Notice FONSI/RROF
- Proof of Publication


Brianna Lontajo, Principal Management Analyst

12/6/2023


Aaron Gettis, Deputy County Counsel

11/28/2023



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

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

Project Information

Project Name: Sandstone-Valley-Apartments-

HEROS Number: 900000010357623

Project Location: 41705 Hawthorn St, Murrieta, CA 92562

Additional Location Information:

The Sandstone Valley Apartment Project would construct and operate a new 96 unit affordable housing community with related infrastructure improvements on three parcels totaling approximately 3.6 acres located at 41705 Hawthorn Street in the City of Murrieta, Riverside County (APN 909020020, 909020021, 909020052). The project location is shown in Figure 1 - Vicinity Map.

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

CRP Affordable Housing and Community Development, Inc. The project proposes a 100 percent affordable multi family residential development consisting of 96 units within four 3 story (40 feet in height), Type VA construction buildings. The proposed unit mix would be comprised of 12 one bedroom units, 48 two bedroom units, and 36 three bedroom units. Each unit includes an outdoor patio or balcony. Sixteen of the ground floor units would include mobility features and the remaining 16 would be adaptable units. A single story, 2,672 square foot community building is also proposed adjacent to Building A in the southcentral portion of the site. In addition to the community building, two outdoor cooking areas and a childrens tot lot would be provided. Access to the project site would be via two driveways located along Hawthorn Street. A total of 137 surface parking spaces would be provided throughout the perimeter of the project site, including 6 accessible spaces, and 9 electric vehicle ready spaces. Access to Hawthorn Street and the project site are provided by Adams Avenue, located approximately 350 feet southwest of the project site. The closest major crossroads to the project site are Jefferson Avenue and Murrieta Hot Springs Road, located approximately 600 feet northeast of the site. The project is expected to be constructed consistent with Green Point Gold standards and be fully electric. No natural gas would be used. Prior to construction, the existing improvements would be demolished. Demolition is expected to begin in Summer 2023. The project would require approximately 26,700 cubic yards (CY) of cut, 7,020 CY of fill, and a net export of 19,680 CY of material. Construction of the buildings would occur for approximately two years, with an opening year of 2025. The proposed site plan is shown as Figure 2. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm. A total of 24 project based vouchers valued at approximately \$7,000,000 over a 20 year term have been approved. Funds would be allocated from resources using Housing and Urban Development (HUD) funds; and thus, the project is subject to National Environmental Policy Act (NEPA) review by HUD to demonstrate compliance with applicable federal

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regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58.

Funding Information

Grant Number	HUD Program	Program Name
PBV3-22-001	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$12,854,160.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$60,147,629.00

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

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

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

Project Mitigation Plan

Determination:

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

Preparer Signature: Nicole Sanchez Date: 11/3/2023

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

Certifying Officer Signature: [Signature] Date: 12/12/2023

Name/ Title: KEVIN 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):

KIMBERLY A. PECTOR, Clerk

By [Signature] DEPUTY

11/03/2023 19:18

FORM APPROVED COUNTY COUNSEL
BY [Signature] DATE 11/28/2023
AMRIT P. DHILLON

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Request for Release of Funds and Certification

WHEN DOCUMENT IS FULLY EXECUTED RETURN
U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Thank you.

CLERK'S COPY OMB No. 2506-0087
 exp. 08/31/2023
 to Riverside County Clerk of the Board, Stop 1070
 Post Office Box 1147, Riverside, Ca 92502-1147

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054	9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers /Sandstone Valley Apartments	

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

9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers /Sandstone Valley Apartments	10. Location (Street address, city, county, State) 41-705 Hawthorn Street Murrieta, CA Riverside County
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11. Program Activity/Project Description

The Project activity proposes the use of 24 Project Based Vouchers by Sandstone Valley Apartments, LP, a California Limited Liability Corporation to construct 96 unit multi-family affordable rental housing project low-income families. The Proposed Project will consist of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The project will sit on approximately 3.6 acres located at 41-705 Hawthorn Street, in the City of Murrieta, California identified as Assessors Parcel Numbers 909-020-020, 909-020-021 and 909-020-052.

The units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include \$34,370,617 in Citibank tax exempt bonds, \$9,255,745 in Citibank taxable bonds, \$4,075,594 in State tax credit equity, \$7,104,020 in tax credit equity, and \$8,251,367 in deferred costs. The total cost of development, during the permanent financing period, is approximately \$66,057,343.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

X



Date signed

12/12/23

Address of Certifying Officer

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).

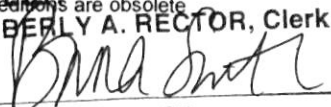
Signature of Authorized Officer of the Recipient


Title of Authorized Officer

X

Date signed

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

ATTEST:
Previous editions are obsolete
KIMBERLY A. RECTOR, Clerk
By 
DEPUTY

FORM APPROVED COUNTY COUNSEL form HUD-7015.15 (1/99)
BY 
AMRIT P. DHILLON 11/28/2023
DATE

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PUBLIC NOTICE
November 20, 2023

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy 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 December 5, 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: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Sandstone Valley Apartments

PURPOSE: The project activity includes the use of 24 PBVs to serve as a rental subsidy for Sandstone Valley Apartments (Sandstone) by Sandstone Valley Apartments LP, a California Limited Partnership. Sandstone will consist of the new construction of a 96-unit apartment complex that will provide affordable housing. The proposed project will consist of 18 one-bedroom units, 48 two-bedroom units and 30 three-bedroom units. The one-bedroom units are approximately 604 square feet, the two-bedroom units are approximately 867 square feet and the three-bedroom units are approximately 1,028 square feet. The apartment units will be rented to low-income individuals making at or below 50% of the area median income of the County of Riverside.

LOCATION: The existing property sits on three parcels totaling approximately 3.6 acres located at 41705 Hawthorn Street, in the City of Murrieta, California identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before December 5, 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 the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

NOTICIA PUBLICA

20 de Noviembre de 2023

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberan satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la direccion de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 5 de Diciembre de 2023 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Sandstone Valley Apartments

PROPOSITO: La actividad del proyecto incluye de 24 Viviendas Eleccion Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para ser utilizados por Sandstone Valley Apartments LP, una asociación de el estado de California de responsabilidad limitado, para server como un subsidio de alquiler para el Proyecto de Sandstone Valley Apartments (Sandstone). Sandstone consistira en la construccion de un complejo de apartamentos de 96 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constarra de 18 unidades de un dormitorio, 48 unidades de dos dormitorios, y 30 de tres dormitorios. Las unidades miden aproximadamente entre 604 y 1,028 pies cuadrados. Las unidades de apartamentos se alquilaran a personas de bajos ingresos que ganan menos de 50% de el ingreso medio del area de el Condado de Riverside.

UBICACION: El sitio del proyecto tiene un tamano aproximado de 3.6 acres. Sandstone esta ubicado en la ciudad de Murrieta del Condado de Riverside, California. La propiedad esta ubicada en 41705 Hawthorn Street. La parcela se identifica con el numero de parcela del tasador 909-020-020, 909-020-021 y 909-020-052.

Esta actividad se puede realizar durante varios anos.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 5 de Diciembre de 2023** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

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

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

Project Information

Project Name: Sandstone-Valley-Apartments-

HEROS Number: 900000010357623

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

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Kevin Jeffries, Chaiman

Grant Recipient (if different than Responsible Entity): CRP Affordable Housing and Community Development, LLC

Point of Contact:

Consultant (if applicable): Birdseye Planning Group, LLC

Point of Contact: Ryan Birdseye

Project Location: 41705 Hawthorn St, Murrieta, CA 92562

Additional Location Information:

The Sandstone Valley Apartment Project would construct and operate a new 96 unit affordable housing community with related infrastructure improvements on three parcels totaling approximately 3.6 acres located at 41705 Hawthorn Street in the City

of Murrieta, Riverside County (APN 909020020, 909020021, 909020052). The project location is shown in Figure 1 - Vicinity Map.

Direct Comments to:

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

CRP Affordable Housing and Community Development, Inc. The project proposes a 100 percent affordable multi family residential development consisting of 96 units within four 3 story (40 feet in height), Type VA construction buildings. The proposed unit mix would be comprised of 12 one bedroom units, 48 two bedroom units, and 36 three bedroom units. Each unit includes an outdoor patio or balcony. Sixteen of the ground floor units would include mobility features and the remaining 16 would be adaptable units. A single story, 2,672 square foot community building is also proposed adjacent to Building A in the southcentral portion of the site. In addition to the community building, two outdoor cooking areas and a childrens tot lot would be provided. Access to the project site would be via two driveways located along Hawthorn Street. A total of 137 surface parking spaces would be provided throughout the perimeter of the project site, including 6 accessible spaces, and 9 electric vehicle ready spaces. Access to Hawthorn Street and the project site are provided by Adams Avenue, located approximately 350 feet southwest of the project site. The closest major crossroads to the project site are Jefferson Avenue and Murrieta Hot Springs Road, located approximately 600 feet northeast of the site. The project is expected to be constructed consistent with Green Point Gold standards and be fully electric. No natural gas would be used. Prior to construction, the existing improvements would be demolished. Demolition is expected to begin in Summer 2023. The project would require approximately 26,700 cubic yards (CY) of cut, 7,020 CY of fill, and a net export of 19,680 CY of material. Construction of the buildings would occur for approximately two years, with an opening year of 2025. The proposed site plan is shown as Figure 2. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm. A total of 24 project based vouchers valued at approximately \$7,000,000 over a 20 year term have been approved. Funds would be allocated from resources using Housing and Urban Development (HUD) funds; and thus, the project is subject to National Environmental Policy Act (NEPA) review by HUD to demonstrate compliance with applicable federal regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58.

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

The purpose of the proposed project is to provide affordable apartment housing for income qualifying residents families and individuals.

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

The project site is approximately 3.6 net acres in size located at 31705 Hawthorn Street in the City of Murrieta. The site has one single story residential dwelling, one single story detached garage with an interior office and various other improvements

(i.e., swimming pool, horse corral and storage shed). The site also includes an asphalt paved driveway and landscaping. Surrounding land use are comprised of the following: Northwest: Single family residential Northeast: Commercial uses and County of Riverside maintenance yard; Southwest: Single family residential Southeast: Undeveloped lots

Maps, photographs, and other documentation of project location and description:
[Sandstone Valley Apartments Site Visit 41223.pdf](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
PBV3-22-001	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded, \$12,854,160.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$60,147,629.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 4.2 miles northeast of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip (Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV?1, January 2012). March Air Reserve Base is the closest military facility and is located approximately 21 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur. Source List: [a]
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No coastal barrier resources under the protection of the Coastal Barrier Resources Act occur in California. The Coastal Barrier Resources Act does not apply. Source List: [b]
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not located within a 100 year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2715G, August 2008). The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or

		<p>adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur. Source List: [t]</p>																					
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>																							
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post?construction. Table 1 below shows the highest daily emissions that would occur over the 2023 2025 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions</p> <table border="1" data-bbox="1009 1444 1528 1829"> <thead> <tr> <th>Pollutant</th> <th>Daily Emissions (lbs. per day)</th> <th>Standard (lbs. per day)</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>34.53</td> <td>75</td> </tr> <tr> <td>NOx</td> <td>29.29</td> <td>100</td> </tr> <tr> <td>CO</td> <td>20.15</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0.09</td> <td>150</td> </tr> <tr> <td>PM10</td> <td>10.31</td> <td>150</td> </tr> <tr> <td>PM2.5</td> <td>5.77</td> <td>55</td> </tr> </tbody> </table> <p>Reactive Organic Gases NOx Nitrogen Oxides CO - Carbon Monoxide SOx - Sulfur Oxides PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles</p>	Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)	ROG	34.53	75	NOx	29.29	100	CO	20.15	550	SOx	0.09	150	PM10	10.31	150	PM2.5	5.77	55
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		<p>and use of energy to operate the household. Projected emissions are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions</p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Daily Emissions (lbs. per day)</th> <th>Standard (lbs. per day)</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>3.66</td> <td>55</td> </tr> <tr> <td>NOx</td> <td>2.21</td> <td>55</td> </tr> <tr> <td>CO</td> <td>21.38</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0.03</td> <td>150</td> </tr> <tr> <td>PM10</td> <td>3.8</td> <td>150</td> </tr> <tr> <td>PM2.5</td> <td>1.03</td> <td>55</td> </tr> </tbody> </table> <p>Source: [d, i]</p>	Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)	ROG	3.66	55	NOx	2.21	55	CO	21.38	550	SOx	0.03	150	PM10	3.8	150	PM2.5	1.03	55
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<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 30 miles to the west. Therefore, no adverse coastal zone impacts are anticipated. Source List: [b]</p>																					
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on a review of available databases listing known hazard sites (Geotracker) and the Phase I ESA prepared for the proposed project by AEI Consultants, Inc., (December 2021), no evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the parcels. However, the author recommended the following to address existing development on the site; * The EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that a thorough asbestos survey be performed prior to demolition or renovation activities that may disturb Asbestos Containing Materials (ACMs). This requirement may be enforced by federal, state and local regulatory agencies, and specifies that all suspect ACMs be sampled to determine the</p>																					

		<p>presence or absence of asbestos prior to any renovation or demolition activities which may disturb them to prevent potential exposure to workers, building occupants, and the environment. *</p> <p>Due to the age of the subject property buildings, there is a potential that Lead Based Paint (LBP) is present. Based on the potential presence of LBP, it is recommended that the property owner implement an Operations & Maintenance Plan which stipulates that the assessment, repair and maintenance of damaged painted surfaces be performed to protect the health and safety of the building occupants. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62. The potential presence of ACMs or LBP is not a REC. Testing for ACMs and LBP would be a condition imposed by the City of Murrieta prior to issuance of a demolition permit and grading permit rather than as mitigation to avoid a potentially significant impact. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [c, m]</p>
<p>Endangered Species Act Endangered Species Act of 1973,</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The following is summarized from the Biological Resource Reconnaissance Report prepared by WRA Environmental</p>

<p>particularly section 7; 50 CFR Part 402</p>		<p>Consultants (November 2021) as part of the CEQA compliance process. The project site has a history of disturbance and has been used for agriculture purposes as early as 1938 and as a single-family residence beginning in 1967. The project site consists primarily of disturbed bare ground, developed areas, and ruderal vegetation. One disturbed area of native California buckwheat scrub, is present but is not considered a sensitive vegetation community. The site does have several trees/shrubs that would be suitable for nesting. Further, features on-site may provide suitable roosting areas for bats. To ensure impacts to nesting birds and roosting bats are minimized or avoided, it is recommended that Mitigation Measures BIO-1 and BIO-2 be implemented. Two small drainages are located on the property: a vegetated drainage along the northeast boundary running to the southeast where it drains into the adjacent open space parcels and another that appears to be an erosional cut in the western parcel, flowing southwest onto the adjacent properties. These drainages were evaluated and determined to not be wetland features (WRA Environmental Consultants 2022). There are no federally listed special-status plants that have a moderate to high likelihood of being found within the site when the field work was conducted in Fall 2021. Because many vegetation and habitat characteristics are no longer readily apparent at that time of year, the City of Murrieta included a condition of approval Mitigation Measures BIO-3 requiring a follow-up rare plant survey prior to ground disturbance. Five wildlife Species of Special Concern have a moderate to high likelihood of being found at the project site. While none</p>
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		<p>were observed on site, two are addressed herein. The federally listed species of concern is the Burrowing Owl. A burrowing owl survey determined that no burrowing owls, burrowing owl sign, or potential burrows were located within the project site and that the project site does not provide suitable habitat for this species (WRA Environmental Consultants 2021b). Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (<i>Dipodomys stephensi</i>), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site. Implementation of mitigation measures would ensure compliance with applicable federal regulations related to sensitive biological resources. Compliance with these measures would ensure no endangered, rare, or threatened species or their habitats would be adversely affected by the project. Source List: [b, d, g, h]</p>
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<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to the site that present a potential explosive or flammable hazard. As referenced, AEI Consultants, Inc., prepared a Phase I ESA (December 2021) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. Further, an inspection of current aerial photographs do not show the presence of above ground storage tanks or other evidence that explosive or flammable materials are located within one miles of the site. No mitigation measures are required. Source List: [b, c, m]</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is currently vacant and located within an urbanized area within the City of Murrieta. The site is categorized as Other Land, as indicated on the California Department of Conservation Important Farmland Finder (July 2021). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source List: [n]</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO</p>

		11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C2715G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required. Source List: [t]
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Historic and Cultural Resources Survey (January 2023) was prepared for the project site (PaleoWest, LLC). The Cultural Resource Survey included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. See attached Historic Verification document.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. See attached noise control compliance determination.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [w]
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated. Source List: [h, v]

<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in an urbanized portion of the City of Murrieta. The San Luis Rey River is the nearest river and is located approximately 12 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [u]</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project would provide 96 affordable apartment units for income qualifying residents. The project would remove the existing residence and outbuildings. The project would not displace minority or low income residences or communities to accommodate construction. Neighboring uses are comprised of single family residences to the north and west and vacant land to the east and south. No hazardous materials are known to occur on the site. The site is not of any biological or cultural significance. No mitigation measures are required to avoid any potentially significant or adverse environmental impacts affecting the site or surrounding properties. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. As reported in the City of Murrieta General Plan 2021 2029 Housing Element Update, there are segments of the local population that require special consideration when developing housing needs assessment. These are generally comprised of people who face special life challenges that are within low income groups; and therefore, have limited housing choices.</p>

		<p>There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project site is proximal to health care and educational resources that may benefit future project residents. As addressed below, the project site is also proximal to transit services. The owners of the existing single family residence are willing sellers; however, the applicant is relocating the residents per the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and associated procedures for addressing relocations for projects using federal funding. The project would not violate Executive Order 12898. Source List: [b, y]</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning	2	The General Plan Land Use Element designates the project site as Multiple-Family Residential (MFR) with a	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
/ Scale and Urban Design		<p>base density of 10.1 to 30 dwelling units per acre (du/acre). The project site is zoned as Multi-Family 2, Residential (MF-2), which has a base density of 15.1 to 18.0 du/ac. The maximum number of units based on a maximum density of 18 du/ac would be 64.8 dwelling units. Based on the provision of 100 percent affordable housing, the project qualifies for an 80 percent density bonus and up to four concessions. With a density bonus of 80 percent (51.84 units), the maximum number of units allowed on the project site would be 116.6 dwelling units. The project proposes 96 units, which would be below the allowable site density. All four of the allowed concessions have been requested. The requested concessions include a reduction in private open space for ground floor units and three-bedroom units; reduced parking lot shading, reduced tree spacing within parking areas, and reduced parcel size. The project will be reviewed for compliance with all zoning regulations and design guidelines provided in the City of Murrieta Municipal Code for multifamily projects. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies. Source List: [b, x, y</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>Soils. According to the soils information provided in the Phase I ESA, soils beneath the subject property are identified as Arlington fine sandy loam. A typical soil profile is fine sandy loam from 0 to 11 inches, sandy loam from 11 to 24 inches, cemented from 24 to 35 inches and coarse sandy loam from 35 to 46 inches. These soils are in the Class C Hydrologic Group with slow infiltration rates. These soils are described as soils with layers impeding downward movement of water, or soils with moderately fine or fine textures. These soils</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>are well drained. The project site is not located within a currently established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The most significant known active fault zones that are capable of seismic ground shaking and can impact Murrieta are the Elsinore Fault Zone, San Jacinto Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zone. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. Grading and foundation construction methods provided in the Geotechnical Report (Terracon, August 2021) would avoid secondary seismic effects (i.e., landslides/slope failure, liquefaction, subsidence and lateral spreading) and minimize impacts associated with seismic shaking. Slope Erosion. Surface drainage on-site occurs as sheet flow which travel towards natural drainages south of the project and into an existing municipal storm drain located at the southwest corner of the property. The site does receive off-site drainage from the east. This water would be conveyed through the site and into the drainage at the southwest corner of the property. off-site properties. The site is generally flat; thus, the potential for erosion would be limited as soils are disturbed during grading. The project would not create steep slopes or otherwise increase erosion post-construction. As discussed below, runoff will be conveyed and detained on-site during and post construction. Stormwater Runoff. The site is nearly 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb more than one acre of soil during construction; thus, the applicant would be required to obtain coverage under the General Permit</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on?site. This would ensure that erosion and sedimentation impacts would be less than significant. The site will consist of six drainage management areas (DMAs) designed to capture and convey flows from rooftop and patios areas as well as streets, parking and other impervious areas. The proposed building pads will capture storm flows from rooftops and patio areas and disperse the water into adjacent landscaping where area drains will capture excess water and convey it into modular wetlands. Stormwater that flows on streets and paved parking areas will be captured by curb inlets and conveyed to one of four modular wetlands. The modular wetlands will treat the water and convey it to a proposed underground vault for hydromodification purposes. The vault will discharge to the existing municipal storm drain located at the southeast corner of the property. Source List: [b, e, f]</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>3</p>	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying individual and families. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on?site. The project would not emit or release hazardous waste or emissions. As referenced, the Phase I ESA states that the project site does not contain facilities</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		containing hazardous materials or that are affected by a known release of hazards or hazardous materials. Testing would be required for ACM and LBP prior to issuance of a demolition permit for the existing structures. The project site would be constructed consistent with current City of Murrieta requirements for multifamily projects that address fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would not be exposed to exterior noise levels along Hawthorn Street that exceed 65 dBA Ldn. All units would meet HUD interior noise standards. Source List: [c, j, m, p]	
SOCIOECONOMIC			
Employment and Income Patterns	1	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. Operation of the project would require management and maintenance staff. The number of jobs are not expected to substantively increase employment opportunities in the City. Any new jobs would be a minor benefit associated with the proposed project. The project would not impact jobs by removing employment opportunities. Source List: [b]	
Demographic Character Changes / Displacement	1	The proposed project would develop a new residential facility designed to house income qualifying individuals and families. With the exception of the existing single family residence and outbuildings, the site is currently vacant and undeveloped. All construction would be confined to the proposed site. Minor off-site improvements would be required for access and utility connections. The surrounding project area is primarily comprised of a mix of residential and commercial uses as well as vacant land.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>The proposed residential development would be consistent with the City of Murrieta General Plan and zoning code. The project would require the removal of existing improvements; however, the project would not adversely affect community character. Source List: [b, x, y]</p>	
<p>Environmental Justice EA Factor</p>	<p>1</p>	<p>The project would provide 96 affordable apartment units for income qualifying residents. The project would remove the existing residence and outbuildings. The project would not displace minority or low-income residences or communities to accommodate construction. Neighboring uses are comprised of single-family residences to the north and west and vacant land to the east and south. No hazardous materials are known to occur on the site. The site is not of any biological or cultural significance. No mitigation measures are required to avoid any potentially significant or adverse environmental impacts affecting the site or surrounding properties. The project is not known to be located in an area subject to climate change nor would be affected from climate change disproportionately impact low income or minority populations. As reported in the City of Murrieta General Plan 2021-2029 Housing Element Update, there are segments of the local population that require special consideration when developing housing needs assessment. These are generally comprised of people who face special life challenges that are within low-income groups; and therefore, have limited housing choices. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>either in favor of or opposing the project because of potential environmental justice concerns, has been received. The socioeconomic evaluation of potential environmental justice impacts considers whether low-income and/or minority communities would be disproportionately and/or adversely affected by the construction and operation of a proposed project. The project would provide 96 affordable apartment units for income qualifying residents. The project would remove the existing residence and outbuildings. The project would not displace minority or low-income residences or communities to accommodate construction. Surrounding land uses are single-family residences and vacant land. There is no evidence of hazardous materials or previous use, manufacturing or storage of on-site of hazardous materials. There are no existing manufacturing or other uses proximal to the project that emit air emissions or that would otherwise cause or contribute to adverse environmental conditions in the project area. The project site is not located proximal to coastal resources that could be adversely affected as a result of sea level rise. The project site is not located proximal to wildfire hazard areas or steep slopes that could become unstable or otherwise cause landslide or mudflow hazards in the event a wildfire were to occur. Project-related air emissions would be well below the daily standards established for the South Coast Air Basin. Interior noise levels would meet HUD standards. All stormwater would be managed on-site and conveyed off-site using existing City of Murrieta stormwater infrastructure. The project would not require the construction of new roads or utility infrastructure into areas that are currently undeveloped. The project would</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>have no adverse direct or indirect environmental effects; thus, no low-income or minority populations residing on or proximal to the site would be adversely affected by construction and operation of the project. No environmental justice impacts would occur. Source List: [b, x, y]</p>	
COMMUNITY FACILITIES AND SERVICES			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>1</p>	<p>The nearest school to the project site is Murrieta Valley High School located at 42200 Nighthawk Way 1.7 miles northwest of the site. Thompson Middle School is located at 24040 Hayes Avenue approximately 1.7 miles northwest of the site. The proposed project would likely provide housing for school-aged children; thus, affecting demand for school services. Based on generation rates provided in the City of Murrieta General Plan 2035 Final Environmental Impact Report (2011), the number of students generated by the project would range from 45 to 173. The applicant would be required to pay a developer fee of \$4.08 per square foot of assessable space to support ongoing development of school facilities. The Murrieta Library is located at 8 Town Square approximately one mile northeast of the site. The project would increase the population of Murrieta; however, addition of new residents would not affect demand for library services city-wide. A portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities. No new or expanded library services would be required.</p>	
<p>Commercial Facilities (Access and Proximity)</p>	<p>2</p>	<p>The proposed project would not provide commercial space. However, the need for goods and services required by the new residents would likely be met by vendors and existing businesses within the area. A commercial area is located to the east/northeast west of Interstate 15. These</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		businesses could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project. Source List: [b]	
Health Care / Social Services (Access and Capacity)	1	It is assumed project residents are currently residing in the Murrieta area of western Riverside County. The number of residents that would reside on the site is not expected to increase the general population to the degree that expanded health care services would be required. The Rancho Springs Medical Center is located approximately 1.2 miles to the east at 25500 Medical Center Drive. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. No social services would be provided on-site. As noted, it is expected that residents currently live in the general Murrieta area and receiving social services as needed. No additional demand on local social services are anticipated. Source List: [b]	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. No specific requirements for recycling and disposal of construction and demolition debris are specified in Murrieta Municipal Code. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) and Assembly Bill 341 (2011). Assembly	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Murrieta are provided by Waste Management, Inc. Solid waste collected in the Murrieta area is disposed of in the El Sobrante Landfill located in Corona, California. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. It is estimated that the proposed project would generate approximately 11 tons of solid waste material annually. Assuming 75% is recycled, a total of 45 pounds daily would go to the landfill. Assuming the El Sobrante Landfill receives the waste, this would increase the total volumes going to landfill daily by less than 1 percent. No adverse impact to landfills associated with project-related waste disposal would occur. Source List: [b, d, i, y, aa]</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>The proposed project would utilize existing sewer connections managed by the Eastern Municipal Water District (EMWD). The treatment facility closest to the project area is the Perris Valley Regional Water Reclamation Facilities (RWRf). The Perris Valley RWRf is the largest of the four treatment plants operated by EMWD and has a daily treatment capacity of 22 million gallons per day (MGD) with a build out capacity of 100 MGD. Currently, the facility treats approximately 13.8 MGD. Assuming wastewater is approximately 60% of potable water demand, the project would generate approximately 13,300 gallons per day. This is within the daily treatment capacity of the "</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Perris Valley RWRf. Impacts associated with wastewater treatment would be less than significant. Source List: [b, q, y, z, aa]	
Water Supply (Feasibility and Capacity)	2	Western Municipal Water District (WMWD) provides water supply, wastewater treatment and disposal, and water resource management to nearly one million people in a approximately 25,000 retail and fourteen (14) wholesale customers with water from the Colorado River, State Water Project, recycled water and local groundwater. It is estimated that the project would use approximately 8.1 million gallons of water annually (22,247 gallons per day). As stated, the project is consistent with the General Plan land use designation for the site; thus, water demand associated with the project would not exceed projected demand for the service area or necessitate expanding existing entitlements. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project. Source List: [b, q, y, z, aa]	
Public Safety - Police, Fire and Emergency Medical	2	The Murrieta Fire & Rescue Department provides fire and emergency medical services to the City of Murrieta. Fire Station 1 is the nearest station to the project site. It is located at 41825 Juniper Street approximately one mile north of the site. Murrieta Fire & Rescue has a total response time goal within the City of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to arrive at scene) for fire incidents of 10:24 minutes. Given the nature of the project, demand for fire and emergency service may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary fair share improvements to the Murrieta Fire & Rescue infrastructure to maintain or improve the efficiency of department operations. The City is contemplating the construction of a new fire station north of Clinton Keith Road to improve response times in that area. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 1. Law enforcement services are provided by the City of Murrieta Police Department. The Police Department operates from the headquarters building located at 2 Town Square approximately one mile northwest of the project site. The Department's goal is to reach and maintain police officer and civilian support employee staffing levels to effectively and efficiently address public safety needs. Established response times range from 6 minutes for Priority 1 calls to 35 minutes for Priority 3 calls. The project may generate demand for police services beyond existing conditions; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. The payment of impact fees would fund any necessary fair share improvements to the Murrieta Police Department required to maintain or improve the efficiency of department operations. No adverse impacts related to police services would occur. Source List: [r, s]</p>	
Parks, Open Space and Recreation	2	As referenced, on-site recreational amenities would be provided. The area of disturbance would occur as part of the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Capacity)		overall project development. No off-site recreational facilities would be constructed to serve the project. No additional park land would be required to accommodate the project; however, residents may use park resources located throughout the City of Murrieta. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources. No impact would occur under this threshold. Source List: [b]	
Transportation and Accessibility (Access and Capacity)	2	<p>Bicycle and Trail Facilities. Consistent with the City of Murrieta General Plan Circulation Element, striped Class II bicycle lanes are located along Jefferson Avenue east of the site. No striped bicycle lanes were observed on Adams Avenue or Ivy or Guava Streets, the primary ingress/egress streets for the site. No trails are located within or planned for construction within the project area. The project will not affect existing bicycle facilities, implementation of planned bicycle facilities or use of existing or planned trail facilities. No impact would occur under this threshold.</p> <p>Transit Facilities. As stated, Riverside Transit Agency (RTA) provides service to the general area with Routes 23. The nearest transit stop is located approximately 0.25 miles east of the site at the intersection of Murietta Hot Springs Road and Madison Avenue. The project will not affect existing transit service along as currently provided.</p> <p>Pedestrian Facilities. Sidewalks are located on both sides of Adams Avenue west of the site. Sidewalk, curb and gutter improvements would be required for the improvements to Hawthorn Street to tie into existing infrastructure. The project will have no adverse impacts to pedestrian facilities. All access driveways and on-site drive aisles would be designed consistent with City of Murrieta standards as referenced. No impacts associated with site</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>accessibility would occur. Traffic. The proposed project is consistent with the land use and zoning assumptions in the City General Plan and the project development tabulation is within the permitted 2040 General Plan development envelope. Thus, the Vehicle Miles Traveled (VMT) determined that no further analysis is required per the City's guidelines. Further, technical advisory documents from the State of California Office of Planning and Research (OPR) indicate that 100 percent affordable housing projects, such as the one proposed, are presumed to have a less than significant impact related to VMT. Therefore, based on the project type and its consistency with the City General Plan assumptions, the project would not result in a significant impact related to traffic. Source List: [b, k, y, aa]</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	As stated in the Habitat Assessment prepared for the project and summarized herein, there are no unique natural features or water resources located on the project site. Source List: [b, h, v]	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	No federally listed plant or animal species occur on?site. Implementation of Mitigation Measure BIO?1 would avoid impacts to nesting birds protected under the federal Migratory Bird Treaty Act. Source List: [b, h, v]	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	<p>There are no other factors applicable to the proposed project. Climate Change. The project site is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. Energy. Project construction would utilize common methods for site preparation,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7 7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in affect at time of building permit issuance. The installation of EnergyStar appliances, be required as a condition of approval. The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related features that reduce energy demand. While the project would increase demand for public utilities in the region; for reasons stated above, this would not represent a significant impact with respect to energy consumption. Source List: [b, i, y, aa]</p>	
Energy Efficiency	2	Neither construction nor operation of the project would require significant amounts of energy. During construction, the proposed project would require the use of energy to power the construction equipment.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards. Therefore, no adverse energy consumption impacts would occur. Source List: [b]</p>	

Supporting documentation

- [v - wetland mapper\(1\).pdf](#)
- [k - LLG - 41705 Hawthorn Housing Project Murrieta VMT Assessment Memorandum \(07-28-22\).pdf](#)
- [h - Jurisdictional Delineation\(2\).pdf](#)
- [z - pvrwrf factsheet.pdf](#)
- [s - Murrieta Police.pdf](#)
- [r - Murrieta Fire Rescue.pdf](#)
- [q - Urban Water Management Plan Reduced.pdf](#)
- [i - MurrietaAffordableHousing AirQuality\(1\).pdf](#)
- [d - Class 32 CatEx Report CRP Murrieta\(3\).pdf](#)
- [aa - GP EIR Water Supply.pdf](#)
- [aa - GP EIR Wastewater.pdf](#)
- [aa - GP EIR Solid Waste.pdf](#)
- [p - FTA Noise and Vibration Manual\(1\).pdf](#)
- [m - SWB Geotracker\(2\).pdf](#)
- [j - Murrieta Affordable Housing Noise\(1\).pdf](#)
- [c - Phase 1 - final - Murrieta Reduced\(2\).pdf](#)
- [y - General Plan Land Use Map\(1\).pdf](#)
- [x - zoning code excerpt.pdf](#)
- [b - CRP Murrieta SD Set - General\(6\).pdf](#)

Additional Studies Performed:

[Sandstone Valley Apartments Summary of Findings and Conclusions.docx](#)

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

4/12/2023 12:00:00 AM

[Sandstone Valley Apartments Site Visit 41223.pdf](#)

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

See attached Sandstone Valley Apartments List of Sources

[Sandstone Valley Apartments List of Sources.docx](#)

List of Permits Obtained:

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

Public Outreach [24 CFR 58.43]:

The County of Riverside will publish a public notice 15 days prior to Board of Supervisors approval. At that time all public comments will be considered.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of an affordable housing project that would provide 96 affordable units to income qualifying individuals and families. Based on the scope of the entire project, potentially significant impacts related to biological resources, cultural resources and temporary construction noise were identified and mitigated to below a level of significance. No significant or adverse impacts associated with the proposed project were identified. Mitigation in the form of a fair share payment for the proposed project was identified to address the project's contribution to cumulative impacts to public services.

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

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

No Action Alternative [24 CFR 58.40(e)]

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

Summary of Findings and Conclusions:

CRP Affordable Housing and Community Development, Inc. The project proposes a 100 percent affordable multi family residential development consisting of 96 units within four 3-story (40 feet in height), Type V-A construction buildings. The proposed unit mix would be comprised of 12 one bedroom units, 48 two bedroom units, and 36 three bedroom units. Each unit includes an outdoor patio or balcony. Sixteen of the ground floor units would include mobility features and the remaining 16 would be adaptable units. A single story, 2,672 square foot community building is also proposed adjacent to Building A in the southcentral portion of the site. In addition to the community building, two outdoor cooking areas and a childrens tot lot would be provided. Continued in attached Sandstone Valley Summary of Findings and Conclusions.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 4.2 miles northeast of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip (Riverside County Airport Land Use Compatibility Plan Policy Document, Map FV?1, January 2012). March Air Reserve Base is the closest military facility and is located approximately 21 miles north of the site. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur. Source List: [a]

Supporting documentation

[a - French Valley Amd 2011.pdf](#)

Are formal compliance steps or mitigation required?

Sandstone-Valley-
Apartments-

Murrieta, CA

900000010357623

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[b - CRP Murrieta SD Set - General\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[t - FEMA Map.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The project site is not located within a 100 year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2715G, August 2008). The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur. Source List: [t]

Supporting documentation

[t - FEMA Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone	34.53	ppb (parts per million)
Particulate Matter, <10 microns	10.31	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The project site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards.

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

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

Enter the estimate emission levels:

Ozone	34.53	ppb (parts per million)
Particulate Matter, <10 microns	10.31	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project site is located within the South Coast Air Basin (Basin), which includes the western portion of Riverside County. Air quality conditions in the South Coast Air Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is currently designated as a nonattainment area with respect to the State and Federal ozone and Particulate Matter 10 (PM10) standards. It is designated attainment or unclassified for the remaining State and Federal standards. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. Table 1 below shows the highest daily emissions that would occur over the 2023-2025 construction period and the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	34.53	75
NOx	29.29	100
CO	20.15	550
SOx	0.09	150
PM10	10.31	150
PM2.5	5.77	55

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

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	3.66	55
NOx	2.21	55
CO	21.38	550
SOx	0.03	150
PM10	3.8	150
PM2.5	1.03	55

Source: [d, i]

Supporting documentation

- [i - MurrietaAffordableHousing AirQuality.pdf](#)
- [d - Class 32 CatEx Report_CRP Murrieta.pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- ✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 30 miles to the west. Therefore, no adverse coastal zone impacts are anticipated. Source List: [b]

Supporting documentation

[b - CRP Murrieta SD Set - General\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

1. Evaluate the site for contamination. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?

No

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

Screen Summary

Compliance Determination

Based on a review of available databases listing known hazard sites (Geotracker) and the Phase I ESA prepared for the proposed project by AEI Consultants, Inc., (December 2021), no evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the parcels. However, the author recommended the following to address existing development on the site; * The EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that a thorough asbestos survey be performed prior to demolition or renovation activities that may disturb Asbestos Containing Materials (ACMs). This requirement may be enforced by federal, state and local regulatory agencies, and specifies that all suspect ACMs be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities which may disturb them to

prevent potential exposure to workers, building occupants, and the environment. *

Due to the age of the subject property buildings, there is a potential that Lead Based Paint (LBP) is present. Based on the potential presence of LBP, it is recommended that the property owner implement an Operations & Maintenance Plan which stipulates that the assessment, repair and maintenance of damaged painted surfaces be performed to protect the health and safety of the building occupants. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62. The potential presence of ACMs or LBP is not a REC. Testing for ACMs and LBP would be a condition imposed by the City of Murrieta prior to issuance of a demolition permit and grading permit rather than as mitigation to avoid a potentially significant impact. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Source List: [c, m]

Supporting documentation

[m - SWB Geotracker\(1\).pdf](#)

[c - Phase 1 - final - Murrieta Reduced\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

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

Screen Summary

Compliance Determination

The following is summarized from the Biological Resource Reconnaissance Report prepared by WRA Environmental Consultants (November 2021) as part of the CEQA compliance process. The project site has a history of disturbance and has been used for agriculture purposes as early as 1938 and as a single-family residence beginning in 1967. The project site consists primarily of disturbed bare ground, developed areas, and ruderal vegetation. One disturbed area of native California buckwheat scrub, is present but is not considered a sensitive vegetation community. The site does have several trees/shrubs that would be suitable for nesting. Further, features on-site may provide suitable roosting areas for bats. To ensure impacts to nesting birds and roosting bats are minimized or avoided, it is recommended that Mitigation Measures BIO-1 and BIO-2 be implemented. Two small drainages are located on the property: a vegetated drainage along the northeast boundary running to the southeast where it drains into the adjacent open space parcels and another that appears to be an erosional cut in the western parcel, flowing southwest onto the adjacent properties. These drainages were evaluated and determined to not be wetland features (WRA Environmental Consultants 2022). There are no federally listed special-status plants that have a moderate to high likelihood of being found within the site when the field work was conducted in Fall 2021. Because many vegetation and habitat characteristics are no longer readily apparent at that time of year, the City of Murrieta included a condition of approval Mitigation Measures BIO-3 requiring a follow-up rare plant survey prior to ground disturbance. Five wildlife Species of Special Concern have a moderate to high likelihood of being found at the project site. While none were observed on-site, two are addressed herein. The federally listed species of concern is the Burrowing Owl. A burrowing owl survey determined that no burrowing owls, burrowing owl sign, or potential burrows were located within the project site and that the project site does not provide suitable habitat for this species (WRA Environmental Consultants 2021b). Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site.

Implementation of mitigation measures would ensure compliance with applicable federal regulations related to sensitive biological resources. Compliance with these measures would ensure no endangered, rare, or threatened species or their habitats would be adversely affected by the project. Source List: [b, d, g, h]

Supporting documentation

[h - Jurisdictional Delineation\(1\).pdf](#)

[g - Hawthorne St Murrieta Burrowing Owl Habitat Assessment.pdf](#)

[d - Class 32 CatEx Report_CRP Murrieta\(2\).pdf](#)

[b - CRP Murrieta SD Set - General\(5\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

- No
 Yes

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

- No
 Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

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

- No

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

Yes

Screen Summary

Compliance Determination

The proposed project is a residential project designed to provide affordable housing for income qualifying residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on site. The project would not emit or release hazardous waste or emissions. There are no above ground tanks or other storage containers in proximity to the site that present a potential explosive or flammable hazard. As referenced, AEI Consultants, Inc., prepared a Phase I ESA (December 2021) for the project site. The project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. Further, an inspection of current aerial photographs do not show the presence of above ground storage tanks or other evidence that explosive or flammable materials are located within one miles of the site. No mitigation measures are required. Source List: [b, c, m]

Supporting documentation

[m - SWB Geotracker.pdf](#)

[c - Phase I - final - Murrieta Reduced.pdf](#)

[b - CRP Murrieta SD Set - General.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

No

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

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

Yes

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

No

Screen Summary

Compliance Determination

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

Supporting documentation

[n - Farmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

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

[t - FEMA Map.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

[t - FEMA Map\(1\).pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- ✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

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

Other Consulting Parties

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

Tribes were selected based off HUD TDAT for Riverside County.

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

41705 Hawthorn Street in the City of Murrieta, Riverside County (APN 909?020?020, 909?020?021, 909?020?052)

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

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

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

Additional Notes:

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

✓ Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

A Historic and Cultural Resources Survey (January 2023) was prepared for the project site (PaleoWest, LLC). The Cultural Resource Survey included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. See attached Historic Verification document.

Supporting documentation

[Sandstone Valley Apartments Historic Preservation Write Up.docx](#)

[SHPO Package_Sandstone Apartments.pdf](#)

[TDAT.pdf](#)

[Sandstone Tribal Letters.pdf](#)

[L - Sandstone Valley Apts cultural report.pdf](#)

[b - CRP Murrieta SD Set - General\(4\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

None of the above

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

Indicate the findings of the Preliminary Screening below:

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

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

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. See attached noise control compliance determination.

Supporting documentation

[p - FTA Noise and Vibration Manual.pdf](#)

[j - Murrieta Affordable Housing Noise.pdf](#)

[d - Class 32 CatEx Report CRP Murrieta\(1\).pdf](#)

[a - French Valley Amd 2011\(1\).pdf](#)

[Sandstone Valley Apartments Noise Abatement and Control Write Up.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

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

No

Screen Summary

Compliance Determination

There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur. Source List: [w]

Supporting documentation

[w - sole source aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary

Compliance Determination

According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on the site. No adverse impacts related to wetlands protection are anticipated. Source List: [h, v]

Supporting documentation

[v - wetland mapper.pdf](#)

[h - Jurisdictional Delineation.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

The project site is located in an urbanized portion of the City of Murrieta. The San Luis Rey River is the nearest river and is located approximately 12 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers. Source List: [u]

Supporting documentation

[u - wild and scenic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

- Yes
- ✓ No

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

Screen Summary

Compliance Determination

The project would provide 96 affordable apartment units for income qualifying residents. The project would remove the existing residence and outbuildings. The project would not displace minority or low income residences or communities to accommodate construction. Neighboring uses are comprised of single family residences to the north and west and vacant land to the east and south. No hazardous materials are known to occur on the site. The site is not of any biological or cultural significance. No mitigation measures are required to avoid any potentially significant or adverse environmental impacts affecting the site or surrounding properties. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. As reported in the City of Murrieta General Plan 2021 2029 Housing Element Update, there are segments of the local population that require special consideration when developing housing needs assessment. These are generally comprised of people who face special life challenges that are within low income groups; and therefore, have limited housing choices. There is no evidence based on

project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project site is proximal to health care and educational resources that may benefit future project residents. As addressed below, the project site is also proximal to transit services. The owners of the existing single family residence are willing sellers; however, the applicant is relocating the residents per the Uniform Relocation Assistance and Real Property Acquisition Act (URA) and associated procedures for addressing relocations for projects using federal funding. The project would not violate Executive Order 12898. Source List: [b, y]

Supporting documentation

[y - General Plan Land Use Map.pdf](#)
[b - CRP Murrieta SD Set - General\(3\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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

11/13/2023

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

Date: November 13, 2023
At: Riverside, California



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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. 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. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PÚBLICA

13 noviembre 2023

Condado de Riverside, Soluciones de vivienda y fuerza laboral
3403 Tenth Street, Suite 300
Riverside, California 92501

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 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 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. 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 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:

- la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- 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;
- 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
- 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 HUDLOSANGELESOPH@hud.gov. Los posibles objetores deben comunicarse con las Oficinas Locales de HUD Los Angeles por correo electrónico para verificar el último día real del período de objeción.

**Press-Enterprise
Published: 11/13/23**

THE PRESS-ENTERPRISE

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

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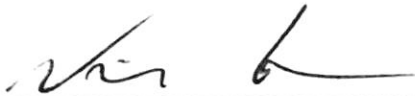
Ad Desc.: /

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

11/13/2023

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

Date: November 13, 2023
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

EDA-HOUSING AUTHORITY
5555 ARLINGTON AVE
RIVERSIDE, CA 92504

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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. 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. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PÚBLICA

13 noviembre 2023

Condado de Riverside, Soluciones de vivienda y fuerza laboral
3403 Tenth Street, Suite 300
Riverside, California 92501

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 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 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. 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 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:

- la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- 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;
- 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
- 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 HUDLOSANGELESOPH@hud.gov. Los posibles objetores deben comunicarse con las Oficinas Locales de HUD Los Angeles por correo electrónico para verificar el último día real del período de objeción.

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