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

ITEM: 3.24
(ID # 24284)
MEETING DATE:
Tuesday, May 06, 2025

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 Viscar Terrace Apartments Affordable Housing Project Located in the City of Murrieta Pursuant to the National Environment Policy Act (NEPA) and Approval of Requests for Release of Funds to U.S. Department of Housing and Urban Development (HUD); District 3. [$2,685,744 - 100% Neighborhood Stabilization 1 and 3 Program and Housing Choice Vouchers]

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 Viscar Terrace Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;

2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on page 2

ACTION:Policy

Heidi Marshall, Director 3/17/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	May 6, 2025
xc:	HWS

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached Request for Release of Funds and Certification (RROF) for sixty-eight (68) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;

4. Approve the attached RROF for Neighborhood Stabilization Program (NSP) funds for the Proposed Project;

5. Authorize the Chair of the Board of Supervisors to execute the attached RROFs on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and

6. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROFs, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$2,685,744	$ 0	$2,685,744	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: $2,685,744 - 100% HUD - Neighborhood Stabilization 1 and 3 Program Funds and Housing Choice Vouchers			**Budget Adjustment:** No **For Fiscal Year:** 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Etapes Corporation, a California corporation and affordable housing developer (Developer) was awarded a total of 68 Housing Choice Voucher Project Based Vouchers (PBVs) for the Viscar Terrace Apartments (Proposed Project) through two Request for Proposals released by the Housing Authority of the County of Riverside (HACR). HACR awarded 37 PBVs to Developer on June 2, 2023, and subsequently awarded 31 PBVs on November 11, 2023. The Developer has formed a limited partnership known as Viscar Terrace LP, a California limited partnership (Partnership), for the purpose of owning, developing, and financing new construction of the Project.

The Partnership will develop and finance new construction of the Proposed Project consisting of 172 multi-family apartments units, including 2 manager's units, targeting affordable households ranging from 30% AMI to 70% AMI. The 172 units will consist of 78 one-bedroom units, 48 two-bedroom units, 38 three-bedroom units, and 8 four-bedroom units. The Proposed Project will consist of four 3-story buildings with and one 4-story building with ground floor leasing and community space with an elevator. The Proposed Project is located on approximately 5.74 acre at 40475 Vista Murrieta and 40600 Myers Lane, in the City of Murrieta, also identified as Assessor's Parcel Numbers 949-180-023, 949-180-025, and 949-180-022 (Property). The 68

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. The Housing Authority will enter into an Agreement to Enter into Housing Assistance Payments (AHAP) with Developer, subject to approval by the Board of Commissioners.

On March 11, 2025 (Minute Order 3.19), the Board of Supervisors adopted Resolution No. 2025-058, approving up to $2,685,744 from NSP funds ($239,167 in NSP1 funds and $2,446,577 in NSP3 funds) to the Partnership. A total of sixty-eight (68) units will be reserved as NSP1 and NSP3 assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income (NSP-Assisted Units).

In addition to the $2,685,744 derived from NSP funds, other financing sources for the Proposed Project are anticipated to include $28,011,686 from Citibank, $1,865,705 from Net Operating Income, $10,110,727 from Deferred Developer Fee, $300,427 from Energy Credit Equity, and $65,152,681 in Tax Credit Equity. The total cost of development during the permanent financing period is approximately $108,126,970.

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 April 21, 2025, HWS staff completed an Environmental Assessment (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 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. Subsequent to Board adoption and approval of the EA, FONSI, and RROF pursuant to NEPA, HUD must review the EA, FONSI, and RROF before providing Authority to Use Grant Funds (AUGF) for the activities carried out with PBVs.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on April 21, 2025, 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 Requests for Release of Funds for the NSP program funds and PBVs.

Impact on Residents and Businesses

The development of 172 affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact on the County's General Fund. The County's contribution to the project is anticipated to include NSP program funds and 68 Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers; both programs are funded by 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
- Request for Release of Funds- NSP program funds
- Public Notice FONSI/RROF
- Proof of Publication

Brianna Lontajo, Principal Management Analyst 4/30/2025

Aaron Gettis, Chief of Deputy County Counsel 4/22/2025

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 04/30/2027)

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)	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
Neighborhood Stabilization Program (NSP)	CA027	

4. OMB Catalog Number(s)	5. Name and address of responsible entity
14.256	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)	
Annjanette Aguilar, 760.863.2541	
8. HUD or State Agency and office unit to receive request	7. Name and address of recipient (if different than responsible entity)
United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054	Same as Responsible Entity

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)	10. Location (Street address, city, county, State)
HUD-Neighborhood Stabilization Program/Viscar Terrace Apartments	40475 Vista Murrieta Murrieta, CA 92562 APNs: 949-180-023, 949-180-025, and 949-180-022

11. Program Activity/Project Description

Etapes Corporation, a California Corporation (Developer) was awarded a total of thirty-two (68) Housing Choice Voucher Project Based Vouchers (PBVs) through two Request for Proposals released by the Housing Authority of the County of Riverside (HACR) for the Viscar Terrace Apartments (Project). The Project is proposed as a 172-unit affordable housing development on approximately 5.74 acres located at 40475 Vista Murrieta, in the City of Murrieta, also identified as Assessor's Parcel Numbers 949-180-023, 949-180-025, and 949-180-022 (Project). The Developer has formed a limited partnership known as Viscar Terrace LP, a California limited partnership (Partnership), for the purpose of owning, developing, and financing new construction of the Project.

Of the 172 units, there are 78 one-bedroom units, 48 two-bedroom units, 40 three-bedroom units, and 6 four-bedroom units. All units, except the two manager units, are affordable housing units set between 30% and 70% area median income (AMI).

In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include $2,685,744 County of Riverside NSP funds, $28,011,686 from Citibank, $1,865,705 from Net Operating Income, $10,110,727 from Deferred Developer Fee, $300,427 from Energy Credit Equity, and $65,152,681 in Tax Credit Equity. The total cost of development during the permanent financing period is approximately $108,126,970.

MAY 06 2025 3.24

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
X V. Manuel Perez	Chair, Riverside County Board of Supervisors V. MANUEL PEREZ
	Date signed MAY 06 2025
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

We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Previous editions are obsolete

form **HUD-7015.15** (1/99)

ATTEST: KIMBERLY A. RECTOR, Clerk
MAY 06 2025 3.24
By _____ DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: _____ AMRIT P. DHILLON
4/21/2025 DATE

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 04/30/2027)

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)	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	CA027	

4. OMB Catalog Number(s)	5. Name and address of responsible entity
14.871	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)	
Annjanette Aguilar, 760.863.2541	
8. HUD or State Agency and office unit to receive request	7. Name and address of recipient (if different than responsible entity)
United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054	Same as Responsible Entity

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)	10. Location (Street address, city, county, State)
HUD-Project Based Vouchers /Viscar Terrace Apartments	40475 Vista Murrieta Murrieta, CA 92562 APN: 949-180-023, 949-180-025, and 949-180-022

11. Program Activity/Project Description

Etapes Corporation, a California Corporation (Developer) was awarded a total of thirty-two (68) Housing Choice Voucher Project Based Vouchers (PBVs) through two Request for Proposals released by the Housing Authority of the County of Riverside (HACR) for the Viscar Terrace Apartments (Project). The Project is proposed as a 172-unit affordable housing development on approximately 5.74 acres located at 40475 Vista Murrieta, in the City of Murrieta, also identified as Assessor's Parcel Numbers 949-180-023, 949-180-025, and 949-180-022 (Project). The Developer has formed a limited partnership known as Viscar Terrace LP, a California limited partnership (Partnership), for the purpose of owning, developing, and financing new construction of the Project.

Of the 172 units, there are 78 one-bedroom units, 48 two-bedroom units, 40 three-bedroom units, and 6 four-bedroom units. All units, except the two manager units, are affordable housing units set between 30% and 70% area median income (AMI).

In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include $2,685,744 County of Riverside NSP funds, $28,011,686 from Citibank, $1,865,705 from Net Operating Income, $10,110,727 from Deferred Developer Fee, $300,427 from Energy Credit Equity, and $65,152,681 in Tax Credit Equity. The total cost of development during the permanent financing period is approximately $108,126,970.

MAY 06 2025 3.24

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
X V. M. P.	Chair, Riverside County Board of Supervisors V. MANUEL PEREZ
	Date signed MAY 06 2025
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

We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Previous editions are obsolete

form HUD-7015.15 (1/99)

MAY 06 2025 3.24

FORM APPROVED COUNTY COUNSEL
BY AMY P. HILLON 4/21/2025 DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk
By _____ DEPUTY

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: Viscar-Terrace

HEROS Number: 900000010383004

Start Date: 02/26/2024

Project Location: 40475 Vista Murrieta Road, Murrieta, CA

Additional Location Information:
The Viscar Terrace Apartment Project would construct and operate a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023 and -025). The subject property is currently developed with two single-family dwellings and accessory buildings. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project applicant, Viscar Terrace LP, is proposing to construct and operate the Viscar Terrace Apartments, a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (250,034 square feet) (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023, and -025). Of the total units, 170 would be for rent and two would be reserved for on-site managers. The site is located along the north side of Vista Murrieta Road, south of Los Alamos Road, east of Interstate 15, west of Interstate 215. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane. The site contains two single-family residences and related outbuildings and landscaping improvements. The project is zoned Office (O) and is located within a Transit Oriented Development (TOD) Overlay District. The General Plan land use designation is Office and Research Park (ORP) with a 0.6 - 2.5 Floor Area Ratio (FAR). The proposed residential project is a permitted use in the TOD Overlay District and subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The minimum density is 30 units per acre or 169 units. The applicant is proposing 172 units which would equal approximately 38 units per acre. The proposed site plan is shown as Figure 2. The project would provide a total of 172 apartment units and amenities in five three- and four-story buildings. One building located along the western site boundary would include up to 3,720 square foot clubhouse with a 1,277 square foot multi-purpose classroom and outdoor recreational amenities including a barbeque/picnic area and playground/dog run area. An outdoor fitness course and 1/2 basketball court would also be provided on-site. The project would provide 78 one-bedroom units (616-647 square feet), 48 two-bedroom units (866 square feet), 38 three-bedroom units (1,175 square feet) and 8 four-bedroom units (1,276 square

MAY 06 2025 3.24

feet). Up to 15% of the units (26 units) would be reserved for very low-income tenants. The remaining 85% (144 units) would be reserved for moderate income tenants. Of the total, two units would be reserved for on-site managers. A total of 228 parking spaces would be provided. All spaces would be surface parking. The parking ratio would be 1.33 spaces per unit. Primary access would be via a new driveway on the south side of the project via Vista Murrieta Road. A secondary emergency vehicle access (EVA) would be provided at the northwest corner of the site via Myers Lane. In the proposed post-developed condition, the majority of the onsite runoff flowing north will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units for pretreatment via 18" storm drain pipes prior to infiltration/detention trench system for Low Impact Development (LID) treatment. New landscaping would be installed per Title 16.28 (Landscaping Standards) and Title 16.34.070.H (Development Standards for Off-Street Parking, Landscaping) of the Murrieta Municipal Code and the City's current policies.

Funding Information

Grant Number	HUD Program	Program Name	
NSP3-25-001	Community Planning and Development (CPD)	Neighborhood Stabilization Program	$2,685,744.00
PBV3-24-001	Public Housing	Project-Based Voucher Program	$41,843,040.00

Estimated Total HUD Funded Amount: $44,528,784.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $108,126,970.00

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	Design Review Approval - City of Murrieta
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	BIO-1. Condition of Approval BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a

	negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. BIO-2: Condition of Approval BIO-2. Conduct a 30-day pre-construction survey for burrowing owls prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.
Historic Preservation National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	CUL-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. CUL-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the City of Murrieta for tribal monitoring. The City of Murrieta is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. CUL-3: Prior to the issuance of

	the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and approved. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City of Murrieta, shall develop a CRMP in consultation pursuant to the definition in state Assembly Bill (AB) 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-4: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries. CUL-5: The City of Murrieta shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground -disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find. CUL-6: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. CUL-7: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51	NOI-1 Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be

Subpart B	equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines. NOI-2 Limit Operations Adjacent to Receivers. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time. NOI-3 Neighbor Notification. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities that could result in noise levels of 75-dBA at adjacent residences. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number to call to submit complaints associated with construction noise. NOI-4 Noise Control Plan. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 75 decibels at the adjacent single-family residence. The plan may include the following requirements: * Contractor shall turn off idling equipment. * Contractor shall perform noisier operation during the times least sensitive to receptors. * All diesel equipment shall be operated with closed engine doors and shall be equipped with factory- recommended mufflers. * Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities. * For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds

	and temporary sound barriers.

Project Mitigation Plan

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

Preparer Signature: Annjanette Aguilar Barreras **Date:** 4/21/2025

Name / Title/ Organization: Annjanette Aguilar Barreras / / RIVERSIDE COUNTY

Certifying Officer Signature: V. M. P. **Date:** MAY 06 2025

Name/ Title: V. Manuel Perez, Chair CHAIR, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL

BY AMRIT P. DHILLON 4/21/2025 DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____ DEPUTY

MAY 06 2025 3.24

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: Viscar-Terrace

HEROS Number: 900000010383004

Start Date: 02/26/2024

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

RE Preparer: Annjanette Aguilar Barreras

State / Local Identifier:

Certifying Officer: V. Manuel Perez

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Birdseye Planning Group

Point of Contact: Ryan Birdseye

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

FORM APPROVED COUNTY COUNSEL
BY: AMBER DRILLON 4/21/2025 DATE

By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 40475 Vista Murrieta Road, Murrieta, CA

Additional Location Information:
The Viscar Terrace Apartment Project would construct and operate a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023 and -025). The subject property is currently developed with two single-family dwellings and accessory buildings. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project applicant, Viscar Terrace LP, is proposing to construct and operate the Viscar Terrace Apartments, a new 172-unit affordable housing community with related infrastructure improvements on a disturbed 5.74 gross acre (250,034 square feet) (5.61 net acre) site located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023, and -025). Of the total units, 170 would be for rent and two would be reserved for on-site managers. The site is located along the north side of Vista Murrieta Road, south of Los Alamos Road, east of Interstate 15, west of Interstate 215. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane. The site contains two single-family residences and related outbuildings and landscaping improvements. The project is zoned Office (O) and is located within a Transit Oriented Development (TOD) Overlay District. The General Plan land use designation is Office and Research Park (ORP) with a 0.6 - 2.5 Floor Area Ratio (FAR). The proposed residential project is a permitted use in the TOD Overlay District and subject to standards stipulated in Section 16.16.040 of the Murrieta Municipal Code. The minimum density is 30 units per acre or 169 units. The applicant is proposing 172 units which would equal approximately 38 units per acre. The proposed site plan is shown as Figure 2. The project would provide a total of 172 apartment units and amenities in five three- and four-story buildings. One building located along the western site boundary would include up to 3,720 square foot clubhouse with a 1,277 square foot multi-purpose classroom and outdoor recreational amenities including a barbeque/picnic area and playground/dog run area. An outdoor fitness course and 1/2 basketball court would also be provided on-site. The project would provide 78 one-bedroom units (616-647 square feet), 48 two-bedroom units (866 square feet), 38 three-bedroom units (1,175 square feet) and 8 four-bedroom units (1,276 square feet). Up to 15% of the units (26 units) would be reserved for very low-income tenants. The remaining 85% (144 units) would be reserved for moderate income tenants. Of the total, two units would be reserved for on-site managers. A total of

228 parking spaces would be provided. All spaces would be surface parking. The parking ratio would be 1.33 spaces per unit. Primary access would be via a new driveway on the south side of the project via Vista Murrieta Road. A secondary emergency vehicle access (EVA) would be provided at the northwest corner of the site via Myers Lane. In the proposed post-developed condition, the majority of the onsite runoff flowing north will be collected by proposed drop inlets/curb opening catch basins and conveyed to proposed Continuous Deflection Separation (CDS) units for pretreatment via 18" storm drain pipes prior to infiltration/detention trench system for Low Impact Development (LID) treatment. New landscaping would be installed per Title 16.28 (Landscaping Standards) and Title 16.34.070.H (Development Standards for Off-Street Parking, Landscaping) of the Murrieta Municipal Code and the City's current policies.

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 individuals and families. The City of Murrieta 2021-2029 Housing Element (approved) shows that a total of 3,043 units have been allocated to the City of Murrieta as part of the Regional Housing Needs Assessment. The proposed project is 100% affordable; thus, all units would be reserved for income-qualifying tenants. As stated, the project would provide 26 units for very low-income residents. The remaining affordable units (144) would be provided for moderate income residents. The project would provide 2.5% of the allocation for very low-income residents and 26% of the allocation for moderate income residents.

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

The project site is approximately 5.61 net acres in size located at 40475 Vista Murrieta Road and 40600 Myers Lane in Murrieta, California (APN 949-180-022, -023 and -025). The subject property is currently developed with two single-family dwellings and accessory buildings. The project site abuts two (2) rights-of-way: Vista Murrieta Road and Myers Lane. Surrounding land use are comprised of the following: North: Vacant land and single-family residential zoned Office/TOD; South: Vacant land and single-family residential zoned Office/TOD; East: Vacant land and single-family residential zoned Office/TOD; West: Vacant land and single-family residential zoned Office/TOD;

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

Figure 1 - Vicinity Map.pdf
Photos.docx

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	Funding Amount
NSP3-25-001	Community Planning and Development (CPD)	Neighborhood Stabilization Program	$2,685,744.00
PBV3-24-001	Public Housing	Project-Based Voucher Program	$41,843,040.00

Estimated Total HUD Funded, Assisted or Insured Amount: $44,528,784.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $108,126,970.00

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	☐ Yes ☑ No	The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 3.2 miles east of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip. 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: [b]
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☑ No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2715G and 06065C2720G, 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.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		

Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2024-2026 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 18.4 75 NOx 42.5 100 CO 35.3 550 PM10 11.0 150 PM2.5 5.96 55 ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40

		CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 9.29 55 NOx 4.8 55 CO 44.8 550 PM10 6.64 150 PM2.5 1.76 55 SOx 0.08 150 SOx - Sulfur Oxides
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☑ No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project is currently developed with existing single-family residences and outbuildings. As addressed in the Biological Resources Report prepared for the project (ELMT Consulting, Inc., February 2024), no native plant communities or natural communities of special concern occur on or adjacent to the project site. The majority of the site supports disturbed areas dominated by non-native grasses and ruderal/weedy plant species as well as ornamental species. The Western Riverside Multi-Species Habitat Conservation Plan (MSHCP) does not identify any covered or special-status fish, reptilian or mammalian species as potentially occurring within the project

		site. Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (Dipodomys stephensi), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP). As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the project site. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of nesting season. Although subjected to routine disturbance, the ornamental vegetation found on-site, particularly in the eastern portion, has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that have adapted to urban environments. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre-construction

		clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. With implementation of Measure BIO-1, impacts to migratory birds would be reduced to less than significant. Burrowing owl is currently designated as a California Species of Special Concern and designated a bird of conservation concern at the federal level. Under the MSHCP burrowing owl is considered an adequately conserved covered species; however, the MSHCP requires focused for this species on the project site as defined in Figure 6-4 of the MSHCP. The project site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. No burrowing owl or their sign were observed on the project site; however, Mitigation Measure BIO-2 is recommended to avoid impacts to burrowing owl that may inhabit the site prior to construction. With implementation of Mitigation Measure BIO-2, impacts to burrowing owl would be reduced to less than significant.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. The California Environmental Protection Agency (CalEPA) regulated site portal (https://siteportal.calepa.ca.gov/nsite/map/help) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A

		total of 179 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, repair shops storing small quantities of waste oil or contaminated fuel; school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). McBratney Company, Inc., located at 40940 Elenora Way approximately 0.45 miles southwest of the site, is reported to have above ground petroleum storage on-site containing up to 3,000 gallons of diesel No. 2 fuel. Using the HUD Exchange Acceptable Separation Distance tool, the Blast Overpressure Distance is estimated to be approximately 315 feet. The Thermal Radiation for People distance is approximately 437 feet. The site is located approximately 2,376 feet northeast of the above ground storage tank and beyond both the Blast Overpressure Distance and Thermal Radiation for People Distance. There is no known potential for exposure to significant hazards from the site or surrounding properties.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. 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.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. 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 and 06065C2720G, 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.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☑ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. The following measures were provided by the Pechanga Band of Indians during consultation with the City of Murrieta and would be implemented during grading to address any previously unknown cultural/archaeological resources: CUL-1: Archaeological Monitoring: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural

		resource deposits shall be subject to a cultural resources evaluation. CUL-2: Cultural Resource Monitoring Plan (CRMP): The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-3: Native American Monitoring: Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling. CUL-4: Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department. CUL-5: Human remains: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin.

		Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. CUL- 6: Inadvertent Archeological Find. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. CUL-7: Archeology Report - Phase IV: At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. CUL-8: Non-Disclosure of Reburials Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. See supporting documentation: Proposed Cultural MMs for complete and detailed measures.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	A Noise Assessment was conducted. The noise level was acceptable: 56.8 db. See noise analysis. The project is in compliance with HUD's Noise regulation. For multifamily residences, noise levels between 55 and 65 dBA are normally compatible and noise levels between 60 and 70 dBA are conditionally compatible. Ambient conditions at existing single-family residences were measured on December 20, 2023. Measured noise levels at the portion of the project site

		that fronts Vista Murrieta Road is approximately 50.6 A-weighted decibels (dBA). Thus, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions (i.e., +3 dBA) and/or exceed the single- and multifamily residential compatibility criteria. The HUD criteria are based on Ldn which is a 24-hour average without weighting for hours between 7:00 and 10:00 pm. Based on noise calculations performed for baseline conditions, the existing Ldn on and in proximity to the site is estimated to range from 48.0 to 50.9 dBA. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Because ambient conditions are within HUD site acceptability standards, an impact is determined based on whether, with project traffic, noise levels would exceed 65 dBA. Based on noise modeling performed for the proposed project, the addition of project traffic will cause a noticeable increase in noise levels relative to ambient conditions, the Ldn at the project site will be approximately 56.8 dBA which is less than the HUD acceptability standard. See Section XIII, Noise of the attached Environmental Checklist.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. 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.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The wetland mapper is attached for reference; however, it does not correctly depict the location of the stream to the north. The stream corridor is visible on the map to the north of the blue line. Also attached is the Drainage Features map from the Habitat Assessment/MSHCP Consistency Analysis. This map correctly shows the stream corridor which is located off-site.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 172 affordable apartment units for income qualifying residents. The project would remove two single-family residences; however, both owners are willing sellers and no relocations is required. Neighboring uses are comprised of single-family residences. The project would not cause any health effects to neighbors. The site is not of any biological or cultural significance. 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. The City of Murrieta 2021-2029 Housing Element (approved) shows that a total of 3,043 units have been allocated to the City of

		Murrieta as part of the Regional Housing Needs Assessment. Of the total, 1,592 have been allocated to very low and low-income units. The project would provide approximately 11 percent of the housing allocation for these categories. 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 would not violate Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		LAND DEVELOPMENT	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project site is designated Office and Research Park in the City of Murrieta General Plan Update land use map (General Plan Amendment-2018-1751) (approved July 7, 2020) and zoned Office/Transit Oriented Development (TOD) Overlay. The proposed project is permitted by right in the TOD provided it complies with all applicable multifamily development guidelines The proposed project is consistent with the Office/TOD Overlay	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		zoning and Office and Research Park General Plan designation. The General Plan is consistent with the zoning designation for the site and facilitates compliance with relevant development standards in the municipal code. The proposed project would be compliant with goals, objectives and policies contained in the General Plan that pertain to the proposed use on the subject property.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils. According to the soils information provided in the Phase I ESA, soils beneath the subject property are identified as Ramona loam. A typical soil profile is loam from 0 to 9 inches, fine sandy loam from 9 to 22 inches, sandy clay loam from 22 to 68 inches. These soils are in the Class B Hydrologic Group with moderate infiltration rates. These soils are described as deep and moderately deep, moderately well and well drained soils with moderately coarse textures. As stated in the Fault Rupture Hazard Investigation Report (Terracon, November 2023), the site is not located within an Alquist-Priolo (AP) Earthquake Fault zone; however, the southern corner of the project site is located within a County of Riverside fault zone established for elements of the Murrieta Hot Springs (MHS) fault. Portions of the MHS fault zone are known to be active, having ruptured the ground surface during Holocene time (last 11,000 years). Exploratory fault trenching was performed on the project site to determine suitability of the site for development and identify any specific geotechnical requirements. Faults or fault-related features indicating hazardous faulting, were not observed in the trench exposure. No evidence for the presence of hazardous faulting across the trench alignment was found and no setbacks are recommended. The primary seismic hazard that may affect the site is ground	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		shaking from one of the active regional faults. Grading and foundation construction methods provided in the Fault Rupture Hazard Investigation Report 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 majority of the site is pervious under existing conditions. In the present existing condition, a ridge line splits the drainage in the middle and half the project site discharges runoff north onto Myers Lane and half discharges runoff south onto Vista Murrieta. The curb and gutter on Myers Lane discharges into a public catch basin just west of the project site which ultimately feeds stormwater runoff into a public channel which conveys runoff into the Murrieta Creek (tributary to Santa Margarita River). The runoff on Vista Murrieta Road discharges into a concrete circular inlet just east of the neighboring residential home. The project would disturb more than one acre of soil during construction; thus, the applicant would be	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. This would ensure that erosion and sedimentation impacts would be less than significant.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying individual and families. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, the Phase I ESA states that the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Murrieta requirements for multifamily projects that address fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would not be exposed to exterior noise levels along Vista Murrieta Road that exceed 65 dBA Ldn. All units would meet the HUD interior noise standards.	
SOCIOECONOMIC			
Employment and Income Patterns	2	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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.	
Demographic Character Changes / Displacement	1	The proposed project would develop new residential units designed to house income qualifying individuals and families. With site is developed with two single-family units, outbuildings and related improvements. The majority of improvements would occur on the proposed site. Roadway improvements would be required along Vista Murrieta Road. The surrounding project area is primarily comprised of residential uses. The proposed residential development would be consistent with the City of Murrieta General Plan and zoning code. The project would not require relocation of any existing residents. The project would change the density of residential uses in the project area; however, it would not change the character of the area relative to uses approved per the zoning code and General Plan.	
Environmental Justice EA Factor	2	The project would provide 172 affordable apartment units for income qualifying residents. The project would remove two single-family residences; however, both owners are willing sellers and no relocations is required. Neighboring uses are comprised of single-family residences. The project would not cause any health effects to neighbors. The site is not of any biological or cultural significance. 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. The City of Murrieta	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		2021-2029 Housing Element (approved) shows that a total of 3,043 units have been allocated to the City of Murrieta as part of the Regional Housing Needs Assessment. Of the total, 1,592 have been allocated to very low and low-income units. The project would provide approximately 11 percent of the housing allocation for these categories. 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.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The nearest school to the project site is Murrieta Mesa High School located at 24801 Monroe Avenue approximately 0.3 miles northwest of the site. Shivela Middle School is located at 24515 Lincoln Avenue approximately 0.8 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 82 to 317. 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 1.3 miles northwest of the site. The project would increase the population of Murrieta; however, addition of new residents would not affect demand for library services city-wide. A portion of the impact fees paid by the applicant will be	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		allocated to the expansion of library facilities. No new or expanded library services would be required.	
Commercial Facilities (Access and Proximity)	2	The proposed project would not provide commercial space. However, the need for goods and services required by the new residents would likely be met by vendors and existing businesses within the area. A commercial area is located to the northwest along Los Alamos Road west of Interstate 15. These businesses could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project.	
Health Care / Social Services (Access and Capacity)	2	It is assumed project residents are currently residing in the Murrieta area of western Riverside County. The number of residents that would reside on the site is not expected to increase the general population to the degree that expanded health care services would be required. Temecula Valley Hospital is located approximately 2.3 miles southeast at 31700 Temecula Parkway. The nearest medical facility to the project site is Primacare located at 41391 Kalmia approximately 1.7 miles northwest of the site. The hospital, surrounding medical clinics and related services are accessible by transit and available to serve project residents. No social services would be provided on-site. As noted, it is expected that residents currently live in the general Murrieta area and receiving social services as needed. No additional demand on local social services are anticipated.	
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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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 Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Murrieta are provided by Waste Management, Inc. Solid waste collected in the Murrieta area is disposed of in the El Sobrante Landfill located in Corona, California. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. CalEEMod 2022.1 estimates that the proposed project would generate approximately 32 tons of solid waste material annually assuming 75% is recycled. The project would generate a total of 174 pounds daily would go to the landfill. Assuming the El Sobrante Landfill receives the waste, this would increase the total volumes going to landfill daily by less than 1 percent. A less than significant impact would occur under this threshold. No adverse impact to landfills associated with project-related waste disposal would occur.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing sewer connections managed by the Eastern Municipal Water District (EMWD). The treatment facility closest to the project area	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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 9,325 gallons per day. This is 0.0007% of the daily treatment capacity of the Perris Valley RWRF. Impacts associated with wastewater treatment would be less than significant.	
Water Supply (Feasibility and Capacity)	2	EMWD provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. EMWD is both a retail and wholesale agency, serving a retail population of approximately 546,200 and a wholesale population of 215,100. CalEEMod 2022.1 estimated the project would use approximately 5,740,000 million gallons of water annually (15,543 gallons per day). 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.	
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 1.3 miles west of the site. Murrieta Fire & Rescue has a total response time goal within the City of 6:04 minutes for medical emergencies and an effective response force (all resources dispatched to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		arrive at scene) for fire incidents of 10:24 minutes. Given the nature of the project, demand for fire and emergency service may increase over existing conditions. The project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Murrieta General Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. The payment of impact fees would fund any necessary fair share improvements to the Murrieta Fire & Rescue infrastructure to maintain or improve the efficiency of department operations. The City is contemplating the construction of a new fire station north of Clinton Keith Road to improve response times in that area. The project would not require the construction of a new fire station to maintain service ratios within the service area served by Fire Station 1. Law enforcement services are provided by the City of Murrieta Police Department. The Police Department operates from the headquarters building located at 2 Town Square approximately 1.3 miles 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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		maintain or improve the efficiency of department operations. No adverse impacts related to police services would occur.	
Parks, Open Space and Recreation (Access and Capacity)	2	As referenced, on-site recreational amenities would be provided. The area of disturbance would occur as part of the overall project development. No off-site recreational facilities would be constructed to serve the project. The nearest park is California Oaks Sports Park located approximately 1.2 miles north of the site. No additional park land would be required to accommodate the project; however, residents may use park resources located throughout the City. The payment of impact fees by the project applicant would contribute to funding available for improvements to existing park resources. No impact would occur under this threshold.	
Transportation and Accessibility (Access and Capacity)	2	Vista Murrieta Road. Per the Traffic Impact Analysis prepared for Vista Murrieta Road and site access driveways, project driveway would operate at LOS A during the weekday peak-hours. As a result, no additional improvements are required and/or recommended. Bicycle and Trail Facilities. Consistent with the City of Murrieta General Plan Circulation Element, striped Class II bicycle lanes are located along both directions of Los Alamos Road north of the site. The segment of Vista Murrieta Road fronting the site is unpaved; thus, there are no improved bicycle facilities. A Class II bicycle lane is planned along the Monroe Avenue extension between Los Alamos Road and Murrieta Hot Springs Road to the south. No trails are located within or planned for construction within the project area. The project will not affect existing bicycle facilities, implementation of planned bicycle facilities or use of existing or planned trail facilities. No impact would occur under this	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		threshold. Transit Facilities. As stated, Riverside Transit Agency (RTA) provides service to the general area with Routes 23. The nearest transit stop is located approximately one mile west of the site at the intersection of Los Alamos Road and Madison Avenue. The project will not affect existing transit service along as currently provided. Pedestrian Facilities. Sidewalks will be constructed on the site and along the Vista Murrieta Road segment fronting the project site. Pedestrians would be able to walk from the site to Los Alamos Road. The project will improve pedestrian facilities. The project would be required to improve Vista Murrieta Road to City standards. All access driveways and on-site drive aisles would be designed consistent with City of Murrieta standards as referenced. No impacts associated with site accessibility would occur.	
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.	
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.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The project site is approximately 1,188 feet above sea level and upland from, and not located proximal to coastal areas that may be subject to sea level rise. The site is not located near wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. The project site is located	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		proximal to Riverside Transit Agency bus routes along both La Sierra Avenue and Hole Avenue and will have a limited parking supply which in part, is intended to increase the unit count on the site, disincentivize vehicle ownership, and increase the use of the nearby regional transit services resource. Proximity to transit services will contribute to an overall reduction in GHG emissions associated with commuting to/from work and other destinations. Impacts associated with mobile source air emissions would be less than significant.	
Energy Efficiency	2	Project construction would utilize common methods for site preparation, 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 effect at time of building permit issuance. The project would comply with applicable elements of state and local plans through the implementation	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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.	

Supporting documentation

PRE-2023-00016 (003).pdf
Murrieta Police Department.pdf
Murrieta Fire Department.pdf
Zoning Map (PDF).jpg
General Plan Land Use Map.pdf
General Plan EIR Schools.pdf
Environmental Checklist - Ministerial Approval(1).pdf
Murrieta 6th Cycle Housing Element Update Sections 1-4(1).pdf
Viscar Traffic Memo 12-14-23.pdf
Viscar Preliminary WQMP Report_12-14-2023.pdf
Viscar Prelim Hydrology Study_Submittal 1_2023-12-14.pdf
Viscar Arborist Report_121123.pdf
Title 24 Building Efficiency Standards.pdf
Office Zoning District.pdf
G-PC-WQS-2023-00002 40475 Vista Murrieta Fault Study.pdf
EMWD UMWP.pdf
CB235112 Vista Murrieta Apartments.pdf

Additional Studies Performed:

United Civil, Inc., Preliminary Water Quality Management Plan, December 2023. United Civil, Inc., Preliminary Hydrology Study, November 2023. Chronicle Heritage, Inc., Phase 1 Cultural Resources Assessment, Viscar Terrace Apartment Project, City of Murrieta, Riverside County, California, January 2024. Barr & Clark, Inc., Phase I Environmental Site Assessment, Single-Family Dwellings at 40475 Vista Murrieta Road and 46000 Myers Lane, Murrieta, California, Riverside County, California, October 2023 Birdseye Planning Group, Viscar Terrace Affordable Apartment Project Air Quality/Greenhouse Gas Study, February 2024. ELMT Consulting, Inc., Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project, February 2024 Mizuta Traffic Consulting, Inc., Traffic Impact Memoradum, prepared for Viscar Terrace Apartment Project, December 2023 Terracon, Inc., Fault Rupture Hazard Investigation Report, Viscar Terraces Apartments, November 2023

Chronicle Heritage 40475 Vista Murrieta Cultural Assessment(1).pdf
Viscar Preliminary WQMP Report(1).pdf
Viscar Prelim Hydrology Study(1).pdf
Viscar Phase I ESA Report(1).pdf
Fault Rupture Hazard Investigation.pdf
Viscar Terrace Apartments Traffic Memo 12-14-23.pdf
40475 Vista Murrieta Rd_HA-MSHCP Report(1).pdf
AQ-GHG Study(1).pdf

Field Inspection [Optional]: Date and completed by:
Viscar Terrace 1/4/2024 12:00:00 AM

Photos.docx

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:
Project Plans and Site Inspection, July 2021. Airport Location Map, February 2024 Coastal Barrier Resources System Mapper, accessed January 2024. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C2043G, prepared August 28, 2008; Birdseye Planning Group, Viscar Terraces Air Quality/Greenhouse Gas Report, February 2024. Coastal Resource Map, February 2024 California State Department of Water Resources, Water Resources Control Board, Geotracker accessed February 2024 Barr & Clark, Inc., Phase I Environmental Site Assessment, Single-Family Dwellings at 40475 Vista Murrieta Road and 46000 Myers Lane, Murrieta, California, Riverside County, California, October 2023 ELMT Consulting, Inc., Habitat Assessment and MSHCP Consistency Analysis for the Viscar Terrace Affordable Housing Project, February 2024 California Environmental Protection Agency. Regulated Site Portal, accessed January 2024 (https://siteportal.calepa.ca.gov/nsite/map/help) HUD Exchange Acceptable Separation Distance Tool, accessed February 2024. California Department of Conservation, DLRP Important Farmland Finder. Available at https://maps.conservation.ca.gov/dlrp/ciff/. Accessed online December 2023. Chronicle Heritage, Inc., Phase 1 Cultural Resources Assessment, Viscar Terrace Apartment Project, City of Murrieta, Riverside County, California, January 2024. City of Murrieta, Class 32 Urban Infill Exemption Checklist, February 2024 US Environmental Protection Agency, Sole Source Aquifer website accessed January 2024 United States Fish & Wildlife Service, Wetlands Mapper, accessed January 2024 National Wild and Scenic Rivers System, accessed online January 2024 City of Murrieta 2021-2029 Housing Element. Adopted June 2023 City of Murrieta Zoning Code, Office District, accessed February 2024 City of Murrieta General Plan Update land use map (General Plan Amendment-2018-1751) (approved July 7, 2020) City of Murrieta General Plan 2035 Final Environmental Impact Report (2011). Terracon,

Inc., Fault Rupture Hazard Investigation Report, Viscar Terraces Apartments, November 2023 United Civil, Inc., Preliminary Hydrology Study, November 2023. United Civil, Inc., Preliminary Water Quality Management Plan, December 2023. California Energy Commission, 2022 Building Efficiency Standards, January 2023 Eastern Municipal Water District, Perris Valley Regional Water Reclamation Facility Factsheet, October 2016. Eastern Municipal Water District, 2021 Urban Water Management Plan Update, July 2021. City of Murrieta Fire & Rescue Department website, accessed January 2024 City of Murrieta Police Department website, accessed January 2024 Mizuta Traffic Consulting, Inc. Traffic Impact Memorandum, December 2023

List of Permits Obtained:

Design Review Approval - City of Murrieta

Public Outreach [24 CFR 58.43]:

Tribal outreach was performed in preparation of the Cultural Resource Study by Chronicle Heritage (dba PaleoWest), LLC. The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, tribes already contacted, interested parties, and landowners/occupants of parcels located within the proposed project's Area of Potential Effects. The FONSI Notice will include information about where the public may find the Environmental Review Record pertinent to the proposed Project.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is the construction of an affordable housing project that would provide 172 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 Viscar Terrace project were identified. Mitigation in the form of a fair share payment for the proposed project was identified to address the project's contribution to cumulative impacts to public services.

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

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 as

part of the larger project; thus, reducing the project size is not warranted. Density was maximized to ensure highest and best use of the site. Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

No Action Alternative [24 CFR 58.40(e)]

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

Summary of Findings and Conclusions:

The project would provide a total of 172 apartment units and amenities in five three- and four-story buildings. One building located along the western site boundary would include up to 3,720 square foot clubhouse with a 1,277 square foot multi-purpose classroom and outdoor recreational amenities including a barbeque/picnic area and playground/dog run area. An outdoor fitness course and community garden area would also be provided on-site. The project would provide 85 one-bedroom units (677 square feet), 43 two-bedroom units (944 square feet), 31 three-bedroom units (1,248 square feet) and 16 four-bedroom units (1,377 square feet). Up to 20% of the units (38 units) would be reserved for low and very low-income tenants. The remaining 80% (137 units) would be reserved for moderate income tenants. Of the total, two units would be reserved for on-site managers. A total of 233 parking spaces would be provided. All spaces would be surface parking. The site is not located within a currently established Alquist-Priolo Earthquake Fault Zone. No active faults are known to occur beneath the site. The primary seismic hazard that may affect the site is ground shaking from one of the active regional faults. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would occur. No historic or archaeological resources are known to be present onsite. However, mitigation measures are recommended to address the potential discovery of previously unknown resources during ground disturbing activities. The proposed project exterior noise levels along Vista Murrieta Road currently do not exceed HUD standards at the site and neighboring properties. Noise generated by project traffic would be less than the HUD compatibility criteria. Mitigation measures are recommended to reduce temporary construction noise levels at neighboring properties. No specific measures are required to mitigate impacts associated with the remaining environmental issues evaluated herein. The project would not adversely affect public services with the payment of fair share contributions. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. Traffic volumes would not contribute to cumulative traffic impacts at neighboring intersections. Mitigation in the form of impact fees would reduce potential adverse effects to public services (i.e., water/sewer, fire/law enforcement,

parks and schools). The project would conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

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
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	BIO-1. Condition of Approval BIO-1. Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey,	N/A		

	construction activities should stay outside of a 100-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 300 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. BIO-2: Condition of Approval BIO-2. Conduct a 30-day pre-construction survey for burrowing owls prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized			

	the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.			
Historic Preservation National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	CUL-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. CUL-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the City of Murrieta for tribal monitoring. The City of Murrieta is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. CUL-3: Prior to the issuance of the grading permit, a Cultural Resource Monitoring Plan (CRMP) is to be developed and approved. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City of Murrieta, shall develop a CRMP in consultation pursuant to the definition in state Assembly Bill (AB) 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-4: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be	N/A		

	carried out for final disposition of the discoveries. CUL-5: The City of Murrieta shall verify that the following note is included on the Grading Plan: "If any suspected archaeological resources are discovered during ground - disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find. CUL-6: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the Mitigation Measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. CUL-7: If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable			

	opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains.			
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	NOI-1 Construction Equipment. Electrical power shall be used to run air compressors and similar power tools. Internal combustion engines should be equipped with a muffler of a type recommended by the manufacturer and in good repair. All diesel equipment should be operated with closed engine doors and should be equipped with factory-recommended mufflers. Construction equipment that continues to generate substantial noise at the project boundaries should be shielded with temporary noise barriers, such as barriers that meet a sound transmission class (STC) rating of 25, sound absorptive panels, or sound blankets on individual pieces of construction equipment. Stationary noise-generating equipment, such as generators and compressors, should be located as far as practically possible from the nearest residential property lines. NOI-2 Limit Operations Adjacent to Receivers. Limit the number of large pieces of equipment (i.e., bulldozers or concrete mixers) operating adjacent to receivers to one at any given time. NOI-3 Neighbor Notification. Provide notification to residential occupants adjacent to the project site at least 24 hours prior to initiation of construction activities	N/A		

	that could result in noise levels of 75-dBA at adjacent residences. This notification should include the anticipated hours and duration of construction and a description of noise reduction measures being implemented at the project site. The notification should include a telephone number to call to submit complaints associated with construction noise. NOI-4 Noise Control Plan. Construction contractors shall develop and implement a noise control plan that includes a noise control monitoring program to ensure sustained construction noise levels do not exceed 75 decibels at the adjacent single-family residence. The plan may include the following requirements: * Contractor shall turn off idling equipment. * Contractor shall perform noisier operation during the times least sensitive to receptors. * All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. * Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or security staff facilities. * For all noise-generating construction activities, additional noise attenuation techniques shall be employed as necessary to reduce noise levels. Such techniques shall include, but are not limited to, the use of sound blankets, noise shrouds and temporary sound barriers.			

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ **No**

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

Yes

Screen Summary

Compliance Determination

The project site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. French Valley Airport is located approximately 3.2 miles east of the site. The proposed project is not located within the French Valley Airport land use boundary, within 2 miles of a public use airport in proximity to a private airstrip. 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: [b]

Supporting documentation

Airport Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

Coastal Barrier Map.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.

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

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06065C2715G and 06065C2720G, 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.

Supporting documentation
FEMA Firmette.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	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:
National Ambient Air Quality 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	ppb (parts per million)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

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

compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the highest daily emissions that would occur over the 2024-2026 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 18.4 75 NOx 42.5 100 CO 35.3 550 PM10 11.0 150 PM2.5 5.96 55 ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 9.29 55 NOx 4.8 55 CO 44.8 550 PM10 6.64 150 PM2.5 1.76 55 SOx 0.08 150 SOx - Sulfur Oxides

Supporting documentation

AQ-GHG Study.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

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

Supporting documentation

Coastal Zone Map.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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

✓ ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.
For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

Based on a review of available databases listing known hazard sites (Geotracker) and the Phase I ESA prepared for the proposed project by Barr & Clark, Inc., (October 2023), no evidence of Recognized Environmental Conditions (RECs), historical RECs or controlled recognized environmental conditions in connection with the parcels. However, the author noted that the existing septic systems should be property closed and removed. 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 substance.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
** Utilize EPA's Enviromapper, NEPAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice CPD-23-103?

✓ Yes

Explain:

Per the January 2024 HUD Notice CPD-23-103, the project site was evaluated for radon potential. The State of California Department of Conservation, Indoor Radon Potential Tool, the site is not located in an area with known radon potential.

No

* Notes:
- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.

- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Radon tool.pdf
Viscar Phase I ESA Report - Revised 10-23-2023.pdf
Geotracker.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 *et seq.*); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

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

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project is currently developed with existing single-family residences and outbuildings. As addressed in the Biological Resources Report prepared for the project (ELMT Consulting, Inc., February 2024), no native plant communities or natural

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

Supporting documentation

40475 Vista Murrieta Rd_HA-MSHCP Report.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

No

✓ Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

✓ Yes

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

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. The California Environmental Protection Agency (CalEPA) regulated site portal (https://siteportal.calepa.ca.gov/nsite/map/help) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 179 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, repair shops storing small quantities of waste oil or contaminated fuel; school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). McBratney Company, Inc., located at 40940 Elenora Way approximately 0.45 miles southwest of the site, is reported to have above ground petroleum storage on-site containing up to 3,000 gallons of diesel No. 2 fuel. Using the HUD Exchange Acceptable Separation Distance tool, the Blast Overpressure Distance is estimated to be approximately 315 feet. The Thermal Radiation for People distance is approximately 437 feet. The site is located approximately 2,376 feet northeast of the above ground storage tank and beyond both the Blast Overpressure Distance and Thermal Radiation for People Distance. There is no known potential for exposure to significant hazards from the site or surrounding properties.

Supporting documentation

Acceptable Separation Distance (ASD) Electronic Assessment Tool - HUD Exchange.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

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

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. 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.

Supporting documentation

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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:
(1) The property is cleared of all existing buildings and walled structures; and
(2) The property is cleared of related improvements except those which:
(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. 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 and 06065C2720G, 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.

Supporting documentation

FEMA Firmette(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

Step 1 – Initiate Consultation

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

✓ State Historic Preservation Offer (SHPO) Completed

✓ Advisory Council on Historic Preservation Not Required

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

✓ Agua Caliente Band of Cahuilla Indians Not Required

✓ Cahuilla Band of Indians	Response Period Elapsed
✓ Juaneno Band of Mission Indians,	Response Period Elapsed
✓ Pechanga	Completed
✓ Soboba Band of Luiseno Indians	Response Period Elapsed
✓ Torres-Martinez Desert Cahuilla Indians	Response Period Elapsed

Other Consulting Parties

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

Chronicle Heritage requested a review of the Native American Heritage Commission's (NAHC) Sacred Lands File (SLF) on December 19, 2023. SLF results were received on December 27, 2023 and the results were negative.

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:**
   The APE is defined by the property limits. No off-site work with the exception of Vista Murrieta Road improvements within the existing right of way.

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

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

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

Additional Notes:

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

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. The following measures were provided by the Pechanga Band of Indians during

consultation with the City of Murrieta and would be implemented during grading to address any previously unknown cultural/archaeological resources: CUL-1: Archaeological Monitoring: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. CUL-2: Cultural Resource Monitoring Plan (CRMP): The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. CUL-3: Native American Monitoring: Native American Tribal monitors shall also participate in monitoring of ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Consulting Tribe(s) shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling. CUL-4: Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department. CUL-5: Human remains: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. CUL- 6: Inadvertent Archeological Find. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. CUL-7: Archeology Report - Phase IV: At the completion of grading, excavation, and ground disturbing activities on-site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Project Archaeologist and Native American Tribal Monitors within 60 days of completion of grading. CUL-8: Non-Disclosure of Reburials Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave

goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. See supporting documentation: Proposed Cultural MMs for complete and detailed measures.

Supporting documentation

Proposed Cultural MMs.pdf
Chronicle Heritage 40475 Vista Murrieta Cultural Assessment(1).pdf
Area of Potential Effect Map.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

✓ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 56.8

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 56.8

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 56.8 db. See noise analysis. The project is in compliance with HUD's Noise regulation. For multifamily residences, noise levels between 55 and 65 dBA are normally compatible and noise levels between 60 and 70 dBA are conditionally compatible. Ambient conditions at existing single-family residences were measured on December 20, 2023. Measured noise levels at the portion of the project site that fronts Vista Murrieta Road is approximately 50.6 A-weighted decibels (dBA). Thus, whether a traffic-related

noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause noise to noticeably increase over ambient conditions (i.e., +3 dBA) and/or exceed the single- and multifamily residential compatibility criteria. The HUD criteria are based on Ldn which is a 24-hour average without weighting for hours between 7:00 and 10:00 pm. Based on noise calculations performed for baseline conditions, the existing Ldn on and in proximity to the site is estimated to range from 48.0 to 50.9 dBA. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Because ambient conditions are within HUD site acceptability standards, an impact is determined based on whether, with project traffic, noise levels would exceed 65 dBA. Based on noise modeling performed for the proposed project, the addition of project traffic will cause a noticeable increase in noise levels relative to ambient conditions, the Ldn at the project site will be approximately 56.8 dBA which is less than the HUD acceptability standard. See Section XIII, Noise of the attached Environmental Checklist.

Supporting documentation

Environmental Checklist - Ministerial Approval.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

✓ Yes

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

No

Screen Summary

Compliance Determination

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. 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.

Supporting documentation

Sole Source Aquifer.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary
Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The wetland mapper is attached for reference; however, it does not correctly depict the location of the stream to the north. The stream corridor is visible on the map to the north of the blue line. Also attached is the Drainage Features map from the Habitat Assessment/MSHCP Consistency Analysis. This map correctly shows the stream corridor which is located off-site.

Supporting documentation

Drainage Features.pdf
Wetland Mapper.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

Wild and Scenic River.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 172 affordable apartment units for income qualifying residents. The project would remove two single-family residences; however, both owners are willing sellers and no relocations is required. Neighboring uses are comprised of single-family residences. The project would not cause any health effects to neighbors. The site is not of any biological or cultural significance. 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. The City of Murrieta 2021-2029 Housing Element (approved) shows that a total of 3,043 units have been allocated to the City of Murrieta as part of the Regional Housing Needs Assessment. Of the total, 1,592 have been allocated to very low and low-income units. The project would provide approximately 11 percent of the housing allocation for these categories. 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 would not violate Executive Order 12898.

Supporting documentation

Murrieta 6th Cycle Housing Element Update Sections 1-4.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

PUBLIC NOTICE
April 21, 2025

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparer (760) 863-2541

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 May 6, 2025, 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) and for the release of Neighborhood Stabilization Program Substantial Amendment grant program (NSP) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Viscar Terrace Apartments

PURPOSE: The project activity includes the use of 68 PBVs to serve as a rental subsidy for the Viscar Terrace Apartments (Viscar) by Etapes Corporation, a California Corporation. Viscar will consist of the new construction of a 172-unit multi-family development (which includes 2 manager's units) of affordable rental housing for very low-income households. The Proposed Project will consist of five residential buildings comprised of 78 one-bedroom units, 48 two-bedroom units, 38 three-bedroom units, and 8 four-bedroom units, and 1 community building. The apartment units will be rented to very low-income individuals ranging from 30% to 70% of the area median income of the County of Riverside. A total of 68 units will be reserved as NSP assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income.

LOCATION: The property sits on three parcels totaling approximately 5.74 acres located at 40475 Vista Murrieta, in the City of Murrieta, also identified as Assessor's Parcel Numbers 949-180-023, 949-180-025, and 949-180-022.

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: Annjanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above **on or before May 6, 2025** 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

21 de abril del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside 3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparadora (760) 863-2541

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 envie comentarios debe especificar en sus comentarios que "aviso" tiene la direccion de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El **6 de mayo de 2025** o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de: Vales Basados en Proyectos (PBV) del Programa de Vales de Elección de Vivienda (HCVP) de HUD y para la liberación del Programa de Subvenciones de Enmienda Sustancial (NSP) del Programa de Estabilización de Vecindarios a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Viscar Terrace Apartments

PROPÓSITO: La actividad del proyecto incluye el uso de 68 PBV para servir como subsidio de alquiler para los Apartamentos Viscar Terrace (Viscar) por parte de Etapes Corporation, una Corporación de California. Viscar consistirá en la nueva construcción de un desarrollo multifamiliar de 172 unidades (que incluye 2 unidades del gerente) de vivienda de alquiler asequible para hogares de muy bajos ingresos. El proyecto propuesto constará de cinco edificios residenciales compuestos por 78 unidades de un dormitorio, 48 unidades de dos dormitorios, 38 unidades de tres dormitorios y 8 unidades de cuatro dormitorios, y 1 edificio comunitario. Las unidades de apartamentos se alquilarán a personas de muy bajos ingresos que oscilan entre el 30% y el 70% del ingreso medio del área del condado de Riverside. Un total de 68 unidades serán reservadas como unidades asistidas por NSP restringidas a hogares cuyos ingresos no excedan el 50% del Ingreso Medio del Área del Condado de Riverside.

UBICACIÓN: La propiedad se encuentra en tres parcelas con un total aproximado de 5.74 acres ubicadas en 40475 Vista Murrieta, en la Ciudad de Murrieta, también identificadas como Parcelas del Tasador Números 949-180-023, 949-180-025 y 949-180-022.

Esta actividad puede llevarse a cabo a lo largo de varios años.

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 require una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación 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 dirección 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 liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annjanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a AABarreras@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 6 de mayo del 2025** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación 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 jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según 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 elección de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

a. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
b. el Condado de Riverside omitió un paso o no tomo una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
c. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
d. otra agencia federal que actúa de conformidad con el 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 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 electrónico para verificar el ultimo día real del periodo de objeción.

See Proof on Next Page

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

Riverside County / HWS
3403 Tenth Street , Suite 300
Riverside, California 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011730565

FILE NO. 0011730565

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

04/21/2025

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

Date: April 21, 2025.
At: Riverside, California

Christine Gonzalez

Signature

public notice

April 21, 2025
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 May 6, 2025 , 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 : JFM Family Villas and JFM Senior Villas

PURPOSE: The project activity includes the use of 50 PBVs to serve as rental subsidies for JFM Villas, a two-phase new construction affordable housing apartment community. The Proposed Project will consist of a total of 150-units within the two phases:
• Phase I JFM Family Villas will consist of 100 units for qualifying low-income farm worker families (31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit).
• Phase II JFM Senior Villas will consist of 50 units (16 studio units, 24 one-bedroom units, 9 two-bedroom units, and 1 two-bedroom manager's units for qualified low-income seniors).
A total of 25 PBVs will be placed on each phase. The PBV units will be rented to low-income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside.

LOCATION: The property sits on a parcel totaling approximately 8.1 acres of land located at 47-155 Van Buren, in the City of Indio, identified as Assessor's Parcel Number 612-170-013.

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 May 6, 2025** 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

21 de abril del 2025

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 deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envié comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 6 de mayo del 2025 o alrededor de esa fecha , el Condado de Riverside presentara una solicitud a la Oficina de Campo de Los Ángeles 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: JFM Family Villas and JFM Senior Villas

PROPÓSITO : La actividad del proyecto incluye la asignación de 50 Viviendas Eleccion Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para hacer utilizados por Coachella Valley Housing Coalition., una corporación de beneficio público sin fines de lucro de California para construir las dos fases de JFM Villas Apartments, un proyecto de vivienda asequible de 150 unidades para familias de ingresos bajos a bajos y personas mayores.
· La Fase I, JFM Family Villas, estará compuesta por cien (100) unidades: 31 unidades de un dormitorio, 34 unidades de dos dormitorios, 26 unidades de tres dorimitorios, 8 unidades de quatro dormitories, y 1 unidaded de tres dorimitorios para el gerente.
· La Fase II, JFM Senior Villas, estará compuesta por 50 unidades: 16 unidades de estudio; 24 unidades de une dormitorio, 9 unidades de dos dormitories y 1 unidaded de dos dorimitorios para el gerente .
Un total de 25 PBVs seran asignado a cada fase. Las unidades de PBV se alquilarán a familias de ingresos extremadamente bajos a bajos y personas mayores, restringidas a ingresos iguales o inferiores al 50% del ingreso medio del área para el Condado de Riverside.

UBICACIÓN: La propiedad se encuentra en una parcela con un total de aproximadamente 8.1 acres de tierra ubicada en 47-155 Van Buren, en la ciudad de Indio, identificada como Parcela del Tasador Número 612-170-013.

Esta actividad se puede realizar durante varios años.

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 Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación 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 dirección 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 liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a NISanchez@rivco.org . Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 5 de mayo del 2025** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación 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 Ángeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entable una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según 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 elección de Vivienda en nombre del Condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las

siguientes bases:

1. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
2. el Condado de Riverside omitió un paso o no tomo una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
3. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
4. otra agencia federal que actúa de conformidad con el 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 las siguientes Oficinas de Campo de HUD en Los Ángeles: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov , Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Ángeles por correo electrónico para verificar el último día real del período de objeción.
The Press-Enterprise
Published: 4/21/25