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

ITEM: 3.23
(ID # 28277)
MEETING DATE:
Tuesday, October 07, 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 Linwood Rose Apartments Affordable Housing Project Located in the City of Moreno Valley 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 5. [$3,424,653 - 100% HOME-ARP funds 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 Linwood Rose 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 two (2) copies the attached EA on behalf of the County;

3. Approve the attached Request for Release of Funds and Certification (RROF) for thirty-five (35) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;

4. Approve the attached RROF for $3,424,653 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds for the Proposed Project;

Continued on Page 2
ACTION:Policy

Heidi Marshall, Director 9/23/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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:	October 7, 2025
xc:	HWS

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

RECOMMENDED MOTION: That the Board of Supervisors:

5. Authorize the Chair of the Board of Supervisors to execute two (2) copies of each attached RROFs on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD);

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; and,

7. Direct the Clerk of the Board to retain one (1) copy of EA and each RROF and return one (1) copy of each document to HWS for distribution.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$3,424,653	$ 0	$3,424,653	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: $3,424,653 - 100% HOME-ARP funds, and Housing Choice Vouchers			**Budget Adjustment:** No **For Fiscal Year:** 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Rancho Belago Developers, Inc., a California corporation and an affordable housing developer (Developer) was awarded a total of thirty-five (35) Housing Choice Voucher Project Based Vouchers (PBVs) for the Linwood Rose Apartments (Proposed Project) through two Request for Proposals released by the Housing Authority of the County of Riverside (HACR). HACR awarded 35 PBVs to Developer on November 11, 2023. The Developer has formed a limited partnership known as Linwood Rose, L.P., 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 36 multi-family apartments units, including one (1) manager's unit, targeting affordable households ranging from 30% AMI to 50% AMI. The Proposed Project will consist of 35 one-bedroom units and a two-bedroom manager's unit. The Proposed Project will consist of a three-story residential building with on-site community and amenity space includes a resident services room, leasing office, laundry facilities, maintenance office, secure bicycle storage, and a common terrace / outdoor recreation space. The Proposed Project is located on approximately 0.91 acres of land located at 24108 and 24124 Fir Avenue, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 481-130-023 and 481-130-022 (Property). Referrals for these 35 PBV units will come from the County of Riverside's Coordinated Entry System (CES). 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 3.21), the Board of Supervisors adopted Resolution No. 2025-27, approving up to $3,424,653 from HOME-ARP funds to the Partnership. A total of 12 units will be reserved as HOME-ARP assisted units restricted for homeless households referred by the CES whose incomes do not exceed 30% of the Riverside County Area Median Income (HOME-ARP Assisted Units).

In addition to the $3,424,653 derived from HOME-ARP funds, other financing sources for the Proposed Project are anticipated to include $3,906,392 in a permanent loan, $12,337,437 in tax credit proceeds, $2,243,000 in City of Moreno Valley HOME-ARP, $700,912 in waived fees, $395,000 in carry-back financing, and $156,420 deferred developer fees. The total cost of development during the permanent financing period is approximately $23,163,814.00.

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 September 15, 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 RROFs pursuant to NEPA, HUD must review the EA, FONSI, and RROFs before providing Authority to Use Grant Funds (AUGF) for the activities carried out with HOME-ARP program funds and PBVs.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on September 22, 2025, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommend 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 HOME-ARP program

funds and PBVs.

Impact on Residents and Businesses

The development of 35 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 HOME-ARP program funds and 35 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- HOME-ARP program funds
- Public Notice FONSI/RROF
- Proof of Publication

Stacey Pena
Stacey Pena, EO Management Analyst 9/23/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 9/23/2025

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)
HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)	CA027	

4. OMB Catalog Number(s)	5. Name and address of responsible entity
2506-0171	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 St., Room 4054, Los Angeles, CA 90012	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-HOME-ARP/Linwood Rose Apartments	24108 and 24124 Fir Avenue, Moreno Valley, CA 92553

11. Program Activity/Project Description

The Project activity proposes the use of 35 Project Based Vouchers by Linwood Rose, L.P., a California limited partnership. The property sits on two parcels totaling approximately 0.91 acres of land located at 24108 and 24124 Fir Avenue, in the City of Moreno Valley, County of Riverside, State of California, identified as thirty-six (36) multi-family apartments units, including one (1) manager's unit, targeting affordable households ranging from 30% and 50% of the Area Median Income (AMI). The thirty-six (36) units will consist of thirty-five (35) one-bedroom units and one (1) two-bedroom manager's unit.

A total of twelve (12) units will be reserved as HOME-ARP assisted units restricted to households whose incomes do not exceed 30% AMI (HOME-ARP Assisted Units).

In addition to the $3,424,653 derived from HOME-ARP funds, other financing sources for the Proposed Project are anticipated to include $3,906,392 in a permanent loan, $12,337,437 in tax credit proceeds, $2,243,000 in City of Moreno Valley HOME-ARP, $700,912 in waived fees, $395,000 in carry-back financing, and $156,420 deferred developer fees. The total cost of development during the permanent financing period is approximately $23,163,814.00.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
X	V. Manuel Perez, Chair, Riverside County Board of Supervisors
	Date signed: OCT 0 7 2025
Address of Certifying Officer	ATTEST: KIMBERLY A. RECTOR, Clerk By _____ DEPUTY

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)

FORM APPROVED COUNTY COUNSEL
BY: _____ 9-16-23
PAULA S. SALCIDO DATE

OCT 0 7 2025 3.23

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.

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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	

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OCT 0 7 2025 3.23

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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.	V. Manuel Perez, Chair, Riverside County Board of Supervisors
	Date signed: OCT 0 7 2025
Address of Certifying Officer	ATTEST: KIMBERLY A. RECTOR, Clerk By DEPUTY

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).

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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)

FORM APPROVED COUNTY COUNSEL

BY: _____ 9-16-25

PAULA S. SALCIDO DATE

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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: Linwood-Rose

HEROS Number: 900000010427985

Start Date: 09/26/2024

Project Location: 24104 Fir Avenue, Moreno Valley, CA 92553

Additional Location Information:
The project property is located on the north side of Fir Avenue, approximately 480 feet east of the intersection of Heacock Avenue and Fir Avenue, and is commonly known as 24104 Fir Avenue, within the City of Moreno Valley, California. The project site is identified on the U.S. Geological Service (USGS) 7.5-minute Sunnymead quadrangle map Section 06 Township 3 South, Range 3 West San Bernardino Principal Meridian. It comprises Tax Assessor parcel number - APN 481-130-022 & 023 (Figure 1 Location Maps and Figure 2 Site Photos).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project is a planned development of two vacant parcels totaling .91 gross acres. It includes a Plot Plan to develop a 36-unit affordable housing project. The project is 100% affordable to a range of lower income persons with a focus on special needs. (Figures 3 and 4 Site Plan and Grading Plan). Thirty-five dwelling units and one manager unit will be for permanent supportive housing. The project will consist of one (1) three (3) story residential building providing 36 units; the manager unit will be two bedrooms, and the remaining 35 will be one (1) Bedroom. The project will include a community room, a leasing office, laundry facilities, a maintenance office, secure bicycle storage, and a common terrace / outdoor recreation space. Site improvements will include outdoor BBQ & and picnic areas, 22 parking spaces, and vehicle charging stations. (Figure 5 Elevations). Supportive services will include an onsite case manager, mental health care and wellness programs, such as assessments, crisis counseling, individual and group therapy, and peer support groups, substance use services, such as treatment, relapse prevention, support in linking to physical care, including access to routing and preventative health and dental care, medication management, and wellness services. All services will be provided on-site to the tenant at no charge. The architectural style is Mission Revival and includes symmetrical building facades, which are simple, square, and rectangular in nature. Alcoves with patios are provided for the depth of their arched features. The elevations provide articulation and windows reminiscent of the Mission Revival style. The roof tiles are concrete tiles, terracotta in color to contrast the "Cotton Ball" wall color, and the darker "Iron Fixture" accent color for trim. The project features landscaped areas throughout, which meet the water efficiency requirements while providing

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an attractive pallet. The necessary utilities are available from Southern California Edison, Southern California Gas, and Eastern Municipal Water District (EMWD). New sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed to serve the project. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines on Fir Avenue. The project was processed and approved on April 23, 2024, through the City of Moreno Valley with Plot Plan (PEN23-0150) (Figure 17 Application Approval Letter) with an Exemption under AB 1449, also known as Public Resources Code Section 21080.40, and a Notice of Exemption (NOE) was prepared and filed (Attachment 18 Notice of Exemption). The property is located within the Sunnymead Specific Plan (SP 204) with a land use designation of Village Residential. The Zoning is R20 Residential (20 du/acre max), which permits multifamily housing. The project is consistent with the Zoning requirements and the Objective Design Standards, except as noted in the Density Bonus Concessions and Waivers.

Funding Information

Grant Number	HUD Program	Program Name	
HOME-ARP5-00X	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	$3,424,653.00
PBV5-25-001	Public Housing	Project-Based Voucher Program	$16,220,400.00

Estimated Total HUD Funded Amount: $19,645,053.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $22,511,049.00

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
Contamination and Toxic Substances	The project site was not tested for Radon as the project location is within a Low Potential Zone. Mitigation Measure HAZ- 1 requires that once building construction plans are completed, a certified consultant will conduct the testing and determine the level of construction improvements, which may include designing and installing a sub-surface Radon collection mat tied to 3" or 4" vents running up and out the roof.
Other Factors 1	CR-1: Archaeologist Retained CR-2: Historic Properties Management Plan (HPMP) CR-3: Historic Properties/Cultural Resource Treatment and Disposition CR-4: Inadvertent Finds CR-5: Human Remains CR-6: Non-Disclosure of Reburial Locations CR-7 Tribal Monitoring Agreements. Prior to the

	issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseno Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground-disturbing activities. CR-8: Archaeology Report Phase III and IV
Permits, reviews, and approvals	Grading Plancheck and Permit Building and Fire Plancheck and Permits Landscape Plancheck and Permit NPDES Permit

Project Mitigation Plan

The project developer, in conjunction with Riverside County, will ensure that the mitigation measures are carried out and monitored per the Mitigation Monitoring Plan. Specifically, the project developer will contract with a certified Radon Testing company to test the soil and recommend appropriate mitigation and construction methods to address radon, should it be detected to address Mitigation Measure HAZ-1. The developer will work with the City of Moreno Valley, the Pechanga Band of LuiseA+/-o Indians, and the Soboba Band of LuiseA+/-o Indians to comply with Mitigation Measures CR-1 through CR-8.
Appendix 7 Cultural Resources MM(2).pdf

Determination:

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

Preparer Signature: _____ **Date:** 9/15/2025

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

Certifying Officer Signature: _____ **Date:** OCT 0 7 2025

Name/ Title: V. Manuel Perez, 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).

ATTEST:
KIMBERLY A. RECTOR, Clerk
By _____
DEPUTY

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	issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseno Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground-disturbing activities. CR-8: Archaeology Report Phase III and IV
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Appendix 7 Cultural Resources MM(2).pdf

Determination:

X	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: _____ **Date:** 9/15/2025

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

Certifying Officer Signature: _____ **Date:** OCT 0 7 2025

Name/ Title: V. Manuel Perez, Chair

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).

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: _____ 9-16-25
PAULA S. SALCIDO DATE

OCT 0 7 2025 3.23

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: Linwood-Rose

HEROS Number: 900000010427985

Start Date: 09/26/2024

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

RE Preparer: Annjanette Aguilar Barreras

State / Local Identifier: CA

Certifying Officer: V. Manuel Perez, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): McKenna Lanier Group, Inc.

Point of Contact: Mary E Lanier

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.

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: 24104 Fir Avenue, Moreno Valley, CA 92553

Additional Location Information:
The project property is located on the north side of Fir Avenue, approximately 480 feet east of the intersection of Heacock Avenue and Fir Avenue, and is commonly known as 24104 Fir Avenue, within the City of Moreno Valley, California. The project site is identified on the U.S. Geological Service (USGS) 7.5-minute Sunnymead quadrangle map Section 06 Township 3 South, Range 3 West San Bernardino Principal Meridian. It comprises Tax Assessor parcel number - APN 481-130-022 & 023 (Figure 1 Location Maps and Figure 2 Site Photos).

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project is a planned development of two vacant parcels totaling .91 gross acres. It includes a Plot Plan to develop a 36-unit affordable housing project. The project is 100% affordable to a range of lower income persons with a focus on special needs. (Figures 3 and 4 Site Plan and Grading Plan). Thirty-five dwelling units and one manager unit will be for permanent supportive housing. The project will consist of one (1) three (3) story residential building providing 36 units; the manager unit will be two bedrooms, and the remaining 35 will be one (1) Bedroom. The project will include a community room, a leasing office, laundry facilities, a maintenance office, secure bicycle storage, and a common terrace / outdoor recreation space. Site improvements will include outdoor BBQ & and picnic areas, 22 parking spaces, and vehicle charging stations. (Figure 5 Elevations). Supportive services will include an onsite case manager, mental health care and wellness programs, such as assessments, crisis counseling, individual and group therapy, and peer support groups, substance use services, such as treatment, relapse prevention, support in linking to physical care, including access to routing and preventative health and dental care, medication management, and wellness services. All services will be provided on-site to the tenant at no charge. The architectural style is Mission Revival and includes symmetrical building facades, which are simple, square, and rectangular in nature. Alcoves with patios are provided for the depth of their arched features. The elevations provide articulation and windows reminiscent of the Mission Revival style. The roof tiles are concrete tiles, terracotta in color to contrast the "Cotton Ball" wall color, and the darker "Iron Fixture" accent color for trim. The project features landscaped areas throughout, which meet the water efficiency requirements while providing an attractive pallet. The necessary utilities are available from Southern California Edison, Southern California Gas, and Eastern Municipal Water District (EMWD). New sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed to

serve the project. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines on Fir Avenue. The project was processed and approved on April 23, 2024, through the City of Moreno Valley with Plot Plan (PEN23-0150) (Figure 17 Application Approval Letter) with an Exemption under AB 1449, also known as Public Resources Code Section 21080.40, and a Notice of Exemption (NOE) was prepared and filed (Attachment 18 Notice of Exemption). The property is located within the Sunnymead Specific Plan (SP 204) with a land use designation of Village Residential. The Zoning is R20 Residential (20 du/acre max), which permits multifamily housing. The project is consistent with the Zoning requirements and the Objective Design Standards, except as noted in the Density Bonus Concessions and Waivers.

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

The project aims to provide affordable housing to Riverside County residents. The Housing Authority of Riverside County (HARC) 's mission is to transform and promote healthy, thriving communities, reignite hope, and restore human dignity through the creation and preservation of high-quality and innovative housing and community development programs that enhance the quality of life and revitalize neighborhoods to foster self-sufficiency. The units will serve low and very low-income residents. The project will utilize HUD Project Based Vouchers and HOME ARP Funds.

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

The project is a planned development of two vacant parcels totaling .91 gross acres. Per the Phase I Environmental Site Assessment, the property is currently vacant and has been used as a single-family residential. Adjacent or adjoining properties have historically included vacant land, agricultural uses, and/or single-family and multi-family residential use. Along the north subject boundary is an approximate six-foot-high wooden fence. Along the east boundary are metal chainlink fences approximately four to six feet high, some of which extend above the concrete block retaining wall. This fencing and wall are associated with the adjacent, off-property residential properties. The ground surface ranges from bare soil to relatively light vegetation, including volunteer trees or brush up to approximately six feet high and grasses and weeds up to approximately three feet high. Over a dozen mature trees (including pepper and olive) and bushes, remnants of the former residential development of the property, are located somewhat, located along rows. The property is situated at elevations ranging from 1,624 to 1,628 feet above average mean sea level. Its topography is relatively planar, with an overall gentle fall/slope down in a southeasterly direction. Surrounding uses include single-family and multi-family developments to the north, east, and south, a vacant lot, and a commercial building to the west.

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

Figure 2 Linwood Rose Site Photos.pdf
Figure 5 Elevations.pdf
Figure 4 Grading.pdf
Figure 3 Site Plan.pdf
Figure 1 Location Map and USGS TOPO.pdf
Site Visit October 3 2024.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
HOME-ARP5-00X	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	$3,424,653.00
PBV5-25-001	Public Housing	Project-Based Voucher Program	$16,220,400.00

Estimated Total HUD Funded, Assisted or Insured Amount: $19,645,053.00

Estimated Total Project Cost [24 CFR 58.2 (a)(5)]: $22,511,049.00

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 within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project is located outside the Airport Land Use Plan (ALUP) areas. The closest airport is March Air Force Reserve Base Airport, which is 2.71 miles away. Source: City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Safety Element Map S-7 consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024. See Figure 6.
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, so it is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Source: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed September 27, 2024.Figure 8 Coastal Barrier Resources Map.
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 located within a Special Flood Hazard

		Area Zone X. FEMA has determined that Zone X areas are outside the 0.2% annual flood chance. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C0761G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed September 27, 2024. (Figure 9 FEMA Map).
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 not in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. The project site is located in the City of Moreno Valley in the County of Riverside, which is part of the South Coast Air Basin (SCAB) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The project's county or air quality management district is in non-attainment status for the following: Ozone and Particulate Matter (PM10). 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 per MD Acoustics Air Quality and Greenhouse Gas Study. Based on the output from CalEEMod, the project would not exceed applicable regional or localized thresholds of significance established by the South Coast Air Quality Management District (SCAQMD) for the construction or operation of the project. Construction-Source

		Emissions - Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD. Project construction source emissions would not cause or substantively contribute to violations of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant. Operational-Source Emissions - The project's operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact, as discussed in the Operations-Related Local Air Quality Impacts section of this report. Project operational-source emissions would, therefore, not adversely affect sensitive receptors within the vicinity of the project. Project Operational Source Emissions - The project would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative

		impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than-significant. Project-related GHG emissions meet the SCAQMD draft screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO2e) per year and are also considered to be less than significant. No mitigation is required. Source: Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, LLC dated September 3, 2024, Appendix 2 Air Quality Study.
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. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Source: California Coastal Commission Map Coastal Boundary, Coastal Zone Boundary (ca.gov), accessed September 27, 2024. (Figure 8 Coastal Barrier Map).
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. No Radon analysis has been completed, but it will be completed, and constructive features will be added during the building plan check phase. Mitigation Measure HAZ- 1 requires that a certified expert will conduct the testing and analysis and make recommendations for the building construction. If found, adverse radon impacts can be mitigated. With the mitigation, identified in the mitigation section of this review, the project will be

		in compliance with contamination and toxic substances requirements. Source: Phase I Environmental Site Assessment, prepared by Lor Geotechnical Group, Inc. December 2023. (Appendix 1 and Figure 10 Indoor Radon Potential Map).
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 based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This project will have No Effect on listed plant species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by the local HUD office. This project is in compliance with the Endangered Species Act. The project is a vacant but previously developed site in an urban setting with little natural open space. There are no natural open space areas on the project site or within the Sunnymead Boulevard Specific Plan boundaries. The project site was developed with a single-family home, which has since been demolished, and no habitat diversity occurs within and in the vicinity of the Planning Area. The project site or surrounding is not located within close proximity to a habitat conservation plan or natural community conservation plan area. The Draft 2040 General Plan Update EIR Figure 4.4.1 shows the area as disturbed and is supported by the 2006 General Plan EIR. No endangered, threatened, or rare species listed by the USFWS or CDFW are known to occur within the Sunnymead Boulevard Specific Plan. The project area is disturbed and mostly built out and, therefore, does not contain habitat that would support endangered, threatened, or rare species. The Moreno Valley

		planning area is located within the Multi-Species Habitat Conservation Plan (MSHCP). As shown in Figure 4.4-1, the majority of land within the City consists of Developed/Disturbed Land. Natural vegetation is primarily located in the eastern portion of the city, as well as along the southeastern and northern boundaries of the city. The MSHCP identifies cores for habitat conservation and linkages for wildlife movement in the northern part of the City. No conservation areas are identified in the disturbed and developed areas. The increase in residential units and non-residential square footage throughout the Planning Area would have a minimal or no additional effect on migratory species as this area has already been developed. Source: City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, consistent with the 2006 General Plan FEIR. Figure 14 Wetlands Map and MVPG Biology 4 4 1
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. State and Federal database searches and reviews of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. Source: Phase I Site Assessment, LOR Geotechnical Group, Inc., December 2023 Google Maps accessed September 27, 2024. (Appendix 1).
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. A review of the Department of Conservation, California Farmland Mapping and Monitoring Program

		(FMMP) mapping system, and the City of Moreno Valley General Plan EIR has found the project site designated as Urban Built-Up Land. Urban and Built-Up land is defined as Urban and Built-Up land areas primarily occupied by structures and infrastructure. Therefore, the project would not affect any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no impact, directly, indirectly, or cumulatively, would occur to farmland. Source: California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed September 27, 2024 City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Figure 4.2.1 Farmlands, consistent with the 2006 General Plan FEIR. (Figure 11 Farmland Map and MVGP Farmland 4.2.1).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The project site is located within a Special Flood Hazard Area Zone X. FEMA has determined that Zone X areas are outside the 0.2% annual flood chance. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C0761G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed September 27, 2024. Figure 9 FEMA Flood Map
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☑ Yes ☐ No	A Cultural Resources Inventory Report was prepared on January 19, 2024, by Kimley-Horn for the Linwood Rose Project. The property location is 24104

		Fir Avenue, Moreno Valley, CA. No Resources were found within the Area of Potential Effect (APE). All efforts made for the completion of this report were completed pursuant to requirements set forth in the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA). A review of available imagery (i.e. maps, photographs, etc.) was conducted to identify any present historic era built environment resources within the APE that would require recordation, as well as ascertain the level of prior and existing disturbance that would impact the potential for intact buried archaeological resources. Historical topographic maps of the APE from 1954 showcased buildings that were once present on the property (Figure 3). Similarly, historic aerial images from 1959 displayed multiple buildings and structures within the APE (Figure 4). However, later images noted that the buildings were demolished sometime between 1985 and 2002 (Figures 5-6). Since then, the property has remained vacant (Historic Aerials 2024), as shown on pages 13 and 14 of the report. As a result of the efforts undertaken, this study did not identify any cultural resources within the APE. Additionally, the results of the survey indicate that any cultural resources within the APE that could have once been present would have been destroyed as a result of prior development. As such, it is unlikely the proposed project would impact significant cultural resources or historic properties. However, it is recommended that the project adopt conditions that outline the process for inadvertent discovery of cultural resources, as well as the process for inadvertent discoveries of human

		remains pursuant to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.94-98. Tribal Consultation Mitigation Measures are required. Consultation with the State Office of Preservation was conducted from August 3, 2024, to September 3, 2024, and no comments were received. Tribal Consultation was conducted from August 3, 2024, to September 3, 2024. Four Tribes responded. Two Tribes requested Mitigation Measures CR-1 through CR-8. The project is in compliance with Section 106.
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	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. MD Acoustics, LLC (MD) has completed the HUD Noise Assessment report for the Linwood Rose Affordable Housing project located in the City of Moreno Valley, CA, as shown in Appendix 4. This report provides 24-hour noise baseline conditions and compatibility with HUD standards. Also, the report estimates the STC requirements needed for the specific walls and floor-ceiling assemblies according to the noise conditions. Future Exterior Noise: Per HUD guidelines, all arterial roadways within 1,000 feet of the project were considered. The only applicable arterial roadway is Heacock Street, located approximately 530 feet west of the project site. The project site is outside of any airport or military base 60 dBA CNEL contours. MD has performed the traffic noise calculations (per HUD guidelines) for the site using traffic counts from the City of Moreno Valley General Plan Noise Element and EIR. Per HUD standards, the project must have exterior noise levels of 65 dBA DNL or lower in outdoor useable areas. In

		reviewing the project site plan and description, the nearest outdoor usable area to Heacock Street consists of the patios on the western side of the building (see Exhibit B of the Report). The exterior noise level at the western patios is projected to be up to 54 dBA DNL. The exterior noise level at the outdoor space will be below 65 dBA DNL and thus meet HUD standards. Future Interior Noise: The exterior noise level at the facade facing Heacock Street is projected to be 54 dBA DNL. The exterior noise level at facades facing any other roadway will be up to 54 dBA DNL. See Exhibit C of the Report for the DNL map. To meet HUD's interior noise standard of 45 DNL, the project will require at least 9 dB of noise attenuation. Table 2 on page 4 of the Report presents each facade and the required glass STC ratings to achieve an interior level of 45 dBA DNL. The project site is 1,700 feet from Highway 60 to the north and screened by existing development. The project impacts are not significant, and no mitigation is required. Source: HUD Noise Assessment and Noise Mitigation Report dated September 28, 2024, prepared by MD Acoustics, LLC. (Appendix 4) The City of Moreno Valley Draft 2040 General Plan EIR, dated June 15, 2021, includes a Noise Element and is consistent with the 2006 General Plan FEIR. (Figure 12 Major Roadway Major Roadway and MVGP Circulation and Transit Maps).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements, per the EPA maps Sole Source Aquifers (SSA). An evaluation of the EPA's data shows no SSAs near the project site. Source: United States Environmental Protection Agency Sole

		Source Aquifers for Drinking Water, Interactive Maps, Sole Source Aquifers (arcgis.com), accessed September 27, 2024. (Figure 13 Sole Source Aquifer Map).
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 property is vacant and does not contain any wetlands, and the project will not redistribute water flow in such a way as to impact wetlands. This site was previously developed with a single-family house. A US Fish and Wildlife Service National Wetlands Mapper review indicates no wetlands in the project area. The site does not have any State or Federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) resources, so the project will have no impact on these resources. Source: U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed September 27, 2024. (Figure 14 Wetlands Map and MVGP Biology 4 4 1).
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. The project is not located near any water course or river included under the Wild and Scenic Rivers Act, so no Section 7 Report is required. Source: National Wild and Scenic Rivers System, California (rivers.gov), accessed September 27, 2024.
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 will not have negative impacts on low-income and

		minority persons. The project is being developed to provide economically disadvantaged groups access to affordable housing. The project will not displace or otherwise negatively impact low-income or minority persons as it does not require the removal of any housing for its development. The project is seen as an overall benefit to economically disadvantaged groups. Source: City of Moreno Valley Environmental Justice Element, City of Moreno Valley 2021-2029 Housing Element Certified October 11, 2022, Map OEHHA SB 535 Disadvantaged Communities (2022 Update). (Figure 15 Disadvantage Community Map).

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	1	The Community Development Director processed and approved the project on April 23, 2024, 2022 through the City of Moreno Valley PEN23-0150. An Assembly Bill (AB) 1449 Exemption under Public Resources Code Section 21080.40 was approved, and a Notice of Exemption under CEQA was filed. The property is located within the Sunnymead Boulevard Specific Plan (SP 204) with a land use designation of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Village Residential. The Zoning is R20 Residential (20 du/ac max), which permits multi-family housing. The project is consistent with the Zoning requirements and the Objective Standards, except as noted in the Density Bonus Concessions and Waivers. A Density Bonus of 60% was approved to increase the number of units to 33 and a parking reduction. Concessions and waivers were granted for a reduction in private open space, trash enclosure setback, trash enclosure planter dimensions, common open space, and a reduction in landscape area. The multi-family use, which is consistent with the surrounding neighborhood, includes adjacent multi-family uses in scale and its Mission Revival style architecture. The project provides special needs housing in the city's urban core and local amenities. The project will require completing the following permits: Grading Permit, Building Plan Check, Fire and Building Codes, Water Quality Permit, and California and Health and Safety Codes. Source: City of Moreno Approval Letter dated April 23, 2024, and Sunnymead Boulevard Specific Plan (SP204) adopted December 29, 1987. (Figure 17 Approval Letter).	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The project site is currently vacant and was previously developed with single-family residential. Suitability/Slope/Erosion:	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		According to the Preliminary Geotechnical and Infiltration Feasibility Investigation prepared by LOR Geotechnical Group, Inc., the majority of the subject site is underlain by a relatively thin layer of fill materials overlying older alluvial materials. Fill materials were encountered within exploratory borings to depths of approximately two feet and were comprised of silty sand with gravel to sandy silt. The occurrence of mass movement failures such as landslides, rockfalls, or debris flows within such areas is generally not considered common, and no evidence of mass movement was observed on the site. Project construction would be subject to local and state codes, erosion control, grading requirements, the California Building Code (CBC), and all applicable requirements of the County of Riverside. By adhering to state and local seismic and structural regulations (i.e., California Seismic Hazards Mapping Act, California Building Code, and Moreno Valley Municipal Code), the impacts of expansive soils will be less than significant directly, indirectly, or cumulatively. Implementing the geotechnical/soil recommendations in the project-specific Soils Report will provide appropriate site design methods to reduce the potential impacts to dwellings and their occupants	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		from site-specific soil conditions. Drainage/Storm Water Run-off - The existing site is cur-rently undeveloped. The site generally slopes from west to east and discharges from the site at the eastern property line. Offsite run-on enters the site from the west and con-fluences with onsite flows. Elevations range from around 1632.0 to 1622.4. Flows that discharge from the site travel through adjacent properties before entering an existing curb and gutter on Fir Avenue and entering the public storm drain system. Onsite and offsite flows were combined into one single drainage area with a discharge point along the eastern property line. Onsite flows are captured by a series of grate and curb inlets and conveyed to a Modular Wetland System by way of HDPE storm drain pipes. Flows are then conveyed to an underground detention chamber with an outlet structure to detain peak flows below existing before being conveyed to a pump that discharges water to the right-of-way in Fir Avenue through a proposed curb outlet. Flows then enter the existing curb and gutter in Fir Avenue before entering the public storm drain system. Source: Preliminary Geotechnical and Infiltration Feasibility Investigation prepared by LOR Geotechnical Group, Inc., dated October 31, 2023 (Appendix 5) and Preliminary	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Drainage Report prepared by Kimley-Horn and Associates, Inc., dated February 2024. (Appendix 6). City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Page 4.17-4 Utilities and Service System, consistent with the 2006 General Plan FEIR.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	Hazards: The project site would not be affected by natural hazards such as fault zones, bluffs, waterbodies, terrains, or wildfires. Therefore, no mitigation is required. No active or potentially active faults are known to exist at the subject site. In addition, the subject site does not lie within the current State of California Earthquake Fault Zone (Hart and Bryant, 2003), nor does the site lie within a County of Riverside fault zone (TLMA, 2023), per page 5 of the LOR Preliminary Geotechnical and Infiltration Feasibility Investigation. Nuisance/Site Safety: Nuisances and site safety would occur as project construction activities began and continued. Potential odor sources may result from construction equipment exhaust, the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction, and emissions	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		would be temporary, short-term, and intermittent, ceasing upon completion. During the project development, adequate public safety warning signs and construction safety personnel will be required. Safety and traffic control will also be required for the project. These standard requirements reduce the potential impacts to a non-significant level. Operational uses, such as project-generated refuse, would be covered in containers and removed regularly in compliance with the City's solid waste regulations. The project site was not tested for Radon as the project location is within a Low Potential Zone. Once building construction plans are completed, a certified consultant will conduct the testing and determine the level of construction improvements, which may include designing and installing a sub-surface Radon collection mat tied to 3" or 4" vents running up and out the roof. Noise: See the complete discussion in the previous section, "Noise Abatement and Control." The project site is currently vacant and has no existing noise source. Project construction would generate construction noise. The project would not create new noise sources inconsistent with the City's General Plan for residential development and would not significantly impact adjacent off-site uses. Source: Preliminary	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Geotechnical and Infiltration Feasibility Investigation prepared by LOR Geotechnical Group, Inc., dated October 31, 2023, (Appendix 5), Phase I Site Assessment, LOR Geotechnical Group, Inc., December 2023 (Appendix 1), Google Maps accessed September 27, 2024. MD Acoustics, LLC prepared the HUD Noise Assessment and Noise Mitigation Report dated September 28, 2024 (Appendix 4). The City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Noise Element and consistent with the 2006 General Plan FEIR.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The availability of affordable housing would provide eligible residents with closer access to public facilities and commercial businesses. Project construction activities may provide temporary short-term employment for construction workers in the City and surrounding area. Still, these jobs are not expected to significantly change income patterns within the City and surrounding area.	
Demographic Character Changes / Displacement	2	The project will develop access to affordable housing to meet the city's needs. The City's 2021-2029 Housing Element of the Moreno Valley General Plan includes the Regional Housing Needs Assessment (RHNA). This project will help fulfill the required RHNA numbers for the City's affordable housing needs. The project will not result in the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		displacement of persons as the site is currently vacant. The character and scale of the surrounding neighborhood were considered when choosing an architectural style for the project to ensure that the project design would complement the surrounding area. Source: City of Moreno Valley 2021-2029 Housing Element Certified October 11, 2022.	
Environmental Justice EA Factor	2	The project is located in a disadvantaged community. The City has adopted an Environmental Justice Element that, in conjunction with its Housing Element 2021-2029, includes Policies and Actions to address the environmental injustices or disproportionate impacts burdening low-income and/or minority persons or communities in this area. The project will provide housing to persons with special needs and is near grocery stores, recreation, and services. It specifically promotes EJ.2-1: Continue to work with developers to expand Moreno Valley's affordable housing stock, "including a range of housing types that meet the needs of ..... low-income households and people with disabilities" found on pages 8-11. The project may be able to remedy some disparity by offering affordable housing to all. Source: City of Moreno Valley Environmental Justice Element, City of Moreno Valley 2021-2029 Housing Element	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Certified October 11, 2022, Map OEHHA SB 535 Disadvantaged Communities (2022 Update) (Figure 15 Disadvantage Community Map).	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Education Facilities The project site is within the boundaries of the Moreno Valley Unified School District. Sunnymead Elementary School is within .25 miles, and Sunnymead Middle School is within .35 miles. When development occurs, the project is required to pay the State-mandated school fees. These fees are designed to mitigate impacts on schools by providing funds to construct new facilities, as applicable. By implementing all regulations and City and School District policies for development projects, the project will have a less-than-significant impact on schools, directly, indirectly, and cumulatively. Cultural Facilities Moreno Valley provides libaray services and has three public libraries per the Moreno Valley General Plan 2040, two of which are within two miles of the project site (see Figure 4.15.1). The libraries offer a wide array of books and technological resources that are suited to serve patrons of all ages, supporting a culture of learning and civic involvement. Moreno Valley Public Library offers a host of programs for local residents, including children's story time, book club in a bag, reading	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		programs, and literacy programs. Additionally, the Library partners with local organizations to host activities such as monthly performing arts programs and displays of local art, all events and activities of which are free. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Public Services and Recreation and Figure 4.15.1 Facilities Map, consistent with the 2006 General Plan FEIR. (Figure 16 MVGP Facilities Map).	
Commercial Facilities (Access and Proximity)	2	The project site is located in the City center, where a range of commercial establishments are close to it. Grocery, employment, and medical facilities are located within .25 miles. Source: Google Maps accessed September 27, 2024.	
Health Care / Social Services (Access and Capacity)	2	Kaiser Permanente facilities and other medical offices are located .25 miles away. Two hospitals serve the community: Riverside University Medical Center is located two miles away, and Kaiser Permanente Medical Center is four miles away. Social Services are provided by State, Riverside County, and City non-profit agencies. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Public Services and Recreation and Figure 4.15.1 Facilities Map, consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024. (Figure 16 MVGP Facilities Map).	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City provides trash, recycling, and special waste handling services to residents and businesses through a contract with Waste Management. No other haulers are authorized to operate within the city. The majority of solid waste generated within the City is disposed of at Badlands Sanitary Landfill, located north of State Route 60 (SR-60) and west of I-10 off Ironwood Avenue. Two other landfills within the county of Riverside, El Sobrante Landfill and Lamb Canyon Landfill have the capacity to serve the City. As shown in Table 4.17-1, these three landfills have a combined remaining capacity of approximately 178.8 million cubic yards (Moreno Valley General Plan 2040). Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Facilities and Services consistent with the 2006 General Plan FEIR.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Eastern Municipal Water District (EMWD) is responsible for all wastewater collection and treatment in its service area. EMWD's wastewater collection systems include: 1,534 miles of gravity sewer, 53 lift stations, and 4 operational regional water reclamation facilities (RWRFs), with interconnections between local collection systems serving each treatment plant. Inter-connections between the local collection systems serving each treatment plant allow for	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		operational flexibility, improved reliability, and expanded deliveries of recycled water. All of EMWD's RWRFs produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full-body contact. EMWD treats all of the wastewater collected in its service area to tertiary standards and dis-poses of its recycled water in one of three ways: (1) customer sales, (2) discharge to Temescal Creek, or (3) percolation and evaporation while stored in ponds throughout EMWD. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Facilities and Services consistent with the 2006 General Plan FEIR.	
Water Supply (Feasibility and Capacity)	2	Water service for the project is provided by EMWD. EMWD imports water from the Metropolitan Water District (MWD), which it uses to provide water to the City. The imported water received from MWD is treated at two treatment plants: Henry J. Mills (Mills) in Riverside and Robert A. Skinner (Skinner) in Winchester. At Mills, SWP water is treated, while at Skinner, a combination of SWP water and CRA water is treated. Untreated water supplied by MWD is treated by EMWD at a microfiltration plant in Perris. An additional microfiltration plant is located in Hemet, which provides untreated MWD water	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		directly to a number of agricultural and wholesale customers. EMWD is increasing the use of recycled water, Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Facilities and Services consistent with the 2006 General Plan FEIR.	
Public Safety - Police, Fire and Emergency Medical	2	The Moreno Valley Police Department (MVPD) provides law enforcement services that enhance, protect, and promote the quality of life for local residents, businesses, and visitors. The City contracts with the County of Riverside Sheriff's Department for police protection services. Since incorporation, the City has maintained an annual contract with the Sheriff's Department for police protection and crime prevention services. MVPD provides a full range of protection and prevention services, including general law enforcement, traffic enforcement, investigations, and routine support services such as communications, evidence collection, analysis and preservation, training, administration, and records keeping. The Police Station is located at the City Civic Center at the intersection of Frederick Street and Calle San Juan de Los Lagos. Fire and emergency medical services are provided by Moreno Valley Fire Department (MVFD), under contracts with the Riverside County Fire Department (RCFD) and the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		California Department of Forestry and Fire Protection (CAL FIRE) for the provision of services as part of an integrated regional fire protection system. MVFD is the primary response agency for fires, emergency medical services, hazardous materials incidents, traffic accidents, terrorist acts, catastrophic weather events, and technical rescues for the city. MVFD also provides a full range of fire prevention services, including public education, code enforcement, plan check and inspection services for new and existing construction, and fire investigation. The closest Fire Station is .91 miles from the project site at 24935 Hemlock Avenue. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Facilities and Services Figure 4.15.1 consistent with the 2006 General Plan FEIR. (Figure 16 MVGP Facilities Map).	
Parks, Open Space and Recreation (Access and Capacity)	2	The City's Parks and Community Services Department maintains approximately 482 acres of parkland within the Planning Area, which consists of seven community parks, 24 neighborhood parks, four specialty parks, and 15 miles of trails/greenways. Existing and proposed park and recreational facilities are presented in Table 4.15-8 and Figure 4.15-2. These facilities offer a variety of amenities, from ball fields, basketball courts, and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		playgrounds to picnic tables, barbecues, and a demonstration garden that showcases sustainable gardening and landscaping practices. Additionally, the City maintains joint use agreements with the MVUSD for off-hour use of some school facilities, including gymnasiums and swimming pools. Residents also have access to a range of on-site amenities. The Moreno Valley Senior Center provides a range of activities and assistance to senior citizens. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Facilities and Services Figure 4.15.1 and Parks and Public Services consistent with the 2006 General Plan FEIR. (Figure 16 MVGP Facilities Map).	
Transportation and Accessibility (Access and Capacity)	2	The proposed project is consistent with the Moreno Valley General Plan Circulation Element and Circulation Map. Fir Avenue is identified as a Neighborhood Collector, as shown in Figure 4.16.3. Implementing the General Plan policies and programs would result in less-than-significant impacts on traffic materials. The project will provide sidewalks along its frontage and features a fire access turnaround onsite for emergency vehicles. A future bike lane is proposed for Fir Avenue. Transit stops are located on Heacock Avenue and Fir Avenue, about 480 feet from the project site. The project has	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		sidewalks and accessible features throughout the project site. The proposed project would not result in any new impacts or significant findings. Source: City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Circulation Element Map C-1 and Transit Map C-3 consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The site's physical setting is located within the Sunnymead Boulevard Specific Plan and surrounded by development. The scenic vistas from the site are those of the surrounding development. There are no unique natural features or water resources on the site. Source: Sunnymead Boulevard Specific Plan (SP204) adopted December 29, 1987. City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, and consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024. (Figure 1 Location Map)	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	There are no natural open space areas on the project site or within the Sunnymead Boulevard Specific Plan. The project site is vacant and previously developed. It is identified as developed/disturbed land in the General Plan EIR Biology Section and is composed of areas consisting of business lots, roadways, and development throughout the Planning Area.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Non-native trees and other horticultural species used in development landscaping provide shade for the open areas and buildings. Developed/disturbed land is the dominant land cover type and is found primarily throughout Moreno Valley. It does not contain any habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). The project site or surrounding areas are not located within close proximity to a habitat conservation plan or natural community conservation plan area. Source: Sunnymead Boulevard Specific Plan (SP204) adopted December 29, 1987. City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Biology Resources Figure 4.4.1 with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024. (Figure 14 Wetlands and MVGP Biology Map).	
Other Factors 1	3	Per Consultation with Tribal Governments, Mitigation	CR-1: Archaeologist Retained CR-2: Historic

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Measures were added to evaluate ground disturbance for any potential resources and recover, if found. The Mitigation Measures are referenced and outlined in detail in the Linwood Rose Environmental Assessment Cultural Resources Mitigation Measures in Appendix 7. Source: SHPO and Tribal Consultation Letters	Properties Management Plan (HPMP) CR-3: Historic Properties/Cultural Resource Treatment and Disposition CR-4: Inadvertent Finds CR-5: Human Remains CR-6: Non-Disclosure of Reburial Locations CR-7 Tribal Monitoring Agreements. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseno Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground-disturbing activities. CR-8: Archaeology Report Phase III and IV
Other Factors 2	1	No other Factors	
CLIMATE AND ENERGY			
Climate Change	2	The project has been designed to withstand the expected climate-related changes in the area. As discussed under Land Development - Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Run-off, the project has been designed to prevent Erosion and Landslides and to transport water in the event of storm events preventing inland flooding. The project has also been designed according to the California Building Code and the State's Title 24 energy	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		regulations, including water-saving devices for indoor and outdoor water fixtures. All outdoor landscaping must be designed according to the State's Model Water Efficient Landscape Ordinance (MWELO). The purpose of water-efficient landscape ordinances is not only to increase water efficiency but also to improve environmental conditions in the built environment. These water-saving techniques employed by the project help to reduce Drought conditions. The project is not in a high-fire area, so Wildfire is not a significant issue. Nevertheless, the project has been well-designed and landscaped to provide an urban interface. Lastly, the project has been designed using cool roofs and natural vegetation where appropriate. Cool roofs and natural vegetation help reduce the Increasing Temperatures/Extreme Heat effect. The project is not located in a coastal area, so Sea Level Rise and Coastal Storms are not anticipated at this location.	
Energy Efficiency	2	The project will comply with the California Building Code and the State's Title 24 energy regulations. These requirements include the use of Energy Star appliances and water-saving fixtures. Complying with these requirements alone will reduce energy consumption compared with conventional residential development without them.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		The project is located in a proposed walkable, pedestrian-oriented environment in the Sunnymead Boulevard Specific Plan for residents. The project will support a comfortable and connected pedestrian realm that supports a desired sense of place and mobility by people of all physical needs and abilities. Pedestrian sidewalks along road-ways and curb ramps at intersections are generally present in locations in the surrounding area. Commercial and service opportunities would also be available close to employment. The proximity to public transportation, shops, and services can reduce the energy consumed for transportation. Source: Sunnymead Boulevard Specific Plan (SP204) adopted December 29, 1987. City of Moreno Valley Draft 2040 General Plan and EIR dated June 15, 2021, Energy Section 4.6 and Climate Action Plan, consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024.	

Supporting documentation

Appendix 7 Cultural Resources MM.pdf
Appendix 6 Drainage Report Approved.pdf

Additional Studies Performed:

APPENDICES: 1. Phase I Environmental Site Assessment, prepared by Lor Geotechnical Group, Inc. December 2023. 2. Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, LLC. dated September 3, 2024 3. Cultural Resource Inventory, prepared by Kimley-Horn and Associates, Inc., dated 2024. 4. HUD Noise Assessment and Noise Mitigation Report, prepared by MD Acoustics, LLC. dated,

September 28, 2024. 5. Preliminary Geotechnical Infiltration Feasibility Investigation prepared by LOR Geotechnical Group, dated February 2024. 6. Preliminary Drainage Report prepared by Kimley-Horn and Associates, Inc., dated February 2024. 7. Cultural Resources Mitigation Measures

Field Inspection [Optional]: Date and completed by:
Annjanette Aguilar Barreras 10/3/2024 12:00:00 AM

Site Visit October 3 2024.docx

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:
EXHIBITS: Figure 1 Location Map Figure 2 Site Photos Figure 3 Site Plan Figure 4 Grading Plan Figure 5 Elevations Figure 6 Airport Map Figure 7 MVGP Hazard Map Figure 8 Coastal Barrier Map Figure 9 FEMA Flood Map Figure 10 Radon Map Figure 11 Farmland Map Figure 12 Major Roadway Map Figure 13 Sole Source Aquifer Map Figure 14 Wetlands Map Figure 15 Disadvantage Community Map Figure 16 MVGP 4.15.1 Facilities Map Figure 17 Approval Letter Figure 18 CEQA Notice of Exemption SOURCES ACCESSED: California Coastal Commission Map Coastal Boundary, Coastal Zone Boundary (ca.gov), accessed September 27, 2024. California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed September 27, 2024. Federal Emergency Management Agency (FEMA) FIRM Map, Map, and FEMA Flood Map Service Center: Search By Address accessed September 27, 2024. Google Maps, accessed September 27, 2024. National Wild and Scenic Rivers System, California (rivers.gov), accessed September 27, 2024. U.S. Environmental Protection Agency Sole source Aquifers for Drinking Water, Interactive Maps, Sole Source Aquifers (arcgis.com), accessed September 27, 2024. U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed September 27, 2024. U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed September 27, 2024. TRIBAL CONSULTATION Agua Caliente Band of Cahuilla Indians, California - 5401 Dinah Shore Drive, Palm Springs, CA - 92264 Augustine Band of Cahuilla Indians, California - A84-001 Avenue 54, Coachella, CA - 92236" Cahuilla Band of Indians, California - 52701 Highway 371, Anza, CA - 92539 Colorado River Indian Tribes of the Colorado River Indian Reservation, Arizona and California - 26600 Mohave Road, Parker, AZ - 85344 Fort McDowell Yavapai Nation, Arizona - 7661 East Yavapai Road, Fort Mcdowell, AZ - 85264 Los Coyotes Band of Cahuilla and Cupeno Indians, California - 2300 Camino San Ignacio Road, Warner Springs, CA - 92086 Morongo Band of Cahuilla Mission Indians, California - 12700 Pumarra Road, Banning, CA - 92220" Pechanga Band of Indians, California - 12705 Pechanga Road, Temecula, CA - 92392 Quechan Tribe of the Fort Yuma Indian Reservation, Arizona - 350 Picacho Road, Winterha-ven, CA 92283 Ramona Band of Cahuilla, California - 56310 Highway

371, Suite B, Anza, CA - 92539 Santa Rosa Band of Cahuilla Indians, California - 65200 State Highway 74, Mountain Center, CA- 92561 Soboba Band of Luiseno Indians, California - 23906 Soboba Road, San Jacinto, CA - 92583 Torres Martinez Desert Cahuilla Indians, California - PO Box 1160, Thermal, CA - 92274- 1160 Twenty-Nine Palms Band of Mission Indians of California - 46-200 Harrison Place, Coachella, CA 92236 CITY SOURCE DOCUMENTS The City of Moreno Valley Draft General Plan 2040 and Environmental Impact Report (EIR) dated June 15, 2021, is consistent with the 2006 General Plan FEIR. https://moval.gov/city_hall/general-plan2040/MV-GeneralPlan-complete.pdf and https://www.moval.org/cdd/documents/general-plan-documents-deir.html City of Moreno Valley Certified Housing Element dated February 2021 https://www.hcd.ca.gov/housing-elements/docs/moreno_valley_6th_draft021921.pdf

List of Permits Obtained:

Grading Plancheck and Permit Building and Fire Plancheck and Permits Landscape Plancheck and Permit NPDES Permit

Public Outreach [24 CFR 58.43]:

The County conducted community outreach through the Tribal Consultation process, under the National Environmental Policy Act (NEPA) and HUD environmental regulation, 24 CFR Part 58, with local Tribes. Four Tribes participated in the consultation process: the Morongo Band of Mission Indians, the Soboba Band of Luiseno Indians, the Pechanga Band of Luiseno Indians, and the Twenty-Nine Palms Band of Mission Indians of California, resulting in the inclusion of mitigation measures for potential cultural resources. The consultation occurred primarily through email. The project results in a Finding of No Significant Impact (FONSI). Publication of the FONSI provides public notice of the Environmental Assessment (EA) and the opportunity for community input. The FONSI will be published at a later date in the Press Enterprise Newspaper and on the County of Riverside, Department of HWS website for a 15-day review period. 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]:

This single and discrete project is not linked with other ongoing or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, no cumulative impacts from associated or future projects are related to this site. Additionally, the City of Moreno Valley has evaluated cumulative development impacts to prepare the Sunnymead Boulevard

Specific Plan, which analyzed the impacts of all properties within its boundaries, including the project site. Further, as part of the City's General Plan, it has outlined a Climate Action Plan, Environmental Justice Element, Transportation Element, and Housing Plan in the Housing Element of General Plan to set forth the City's goals, policies, and programs to address the identified housing needs, infrastructure, energy efficiency, and issues. Compliance with the City's goals, policies, and programs will be required for approval and completion of the project.

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

No alternative besides the No Action Alternative was considered during the evaluation of the project.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative would not construct any residential development on the site and would keep the property as a vacant commercial/office building and parking lot for the foreseeable future. Under this alternative, no affordable housing would be developed, and the City would continue to require affordable housing developments to meet the RHNA requirements. The selection of the No Action Alternative would not meet the stated Purpose and Need, which is to provide affordable housing.

Summary of Findings and Conclusions:

The Linwood Rose Affordable Housing project involves developing an affordable multi-family residential project that allows residents to live in a safe, supportive, and affordable environment. The project site will connect to the existing City of Moreno Valley services, including water, sewer, and power. Additionally, the project has existing police and fire services, transportation infrastructure, and public transportation services. The project will provide a benefit by creating affordable housing for special needs persons. Based on the above environmental analysis and findings, with the implementation of the mitigation measures described, the project will not result in a significant effect on the environment.

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
Contamination and Toxic Substances	The project site was not tested for Radon as the project location is within a Low Potential Zone. Mitigation Measure HAZ- 1 requires that once building construction plans are completed, a certified consultant will conduct the testing and determine the level of construction improvements, which may include designing and installing a sub-surface Radon collection mat tied to 3" or 4" vents running up and out the roof.	N/A		
Other Factors 1	CR-1: Archaeologist Retained CR-2: Historic Properties Management Plan (HPMP) CR-3: Historic Properties/Cultural Resource Treatment and Disposition CR-4: Inadvertent Finds CR-5: Human Remains CR-6: Non-Disclosure of Reburial Locations CR-7 Tribal Monitoring Agreements. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians and the Soboba Band of Luiseno Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days' advance notice to the tribes of all ground-disturbing activities. CR-8: Archaeology Report Phase III and IV	N/A	Developer to coordinate with the City of Moreno Valley, the Pechanga Band of Luseno Indians, and the Soboba Band of Luiseno Indians to comply with the Mitigation Measures CR-1 through CR-8.	

Project Mitigation Plan

The project developer, in conjunction with Riverside County, will ensure that the mitigation measures are carried out and monitored per the Mitigation Monitoring Plan. Specifically, the project developer will contract with a certified Radon Testing company to test the soil and recommend appropriate mitigation and construction methods to address radon, should it be detected to address Mitigation Measure HAZ-1. The developer will work with the City of Moreno Valley, the Pechanga Band of LuiseA+/-o Indians, and the Soboba Band of LuiseA+/-o Indians to comply with Mitigation Measures CR-1 through CR-8.

Appendix 7 Cultural Resources MM(2).pdf

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ **No**

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project is located outside the Airport Land Use Plan (ALUP) areas. The closest airport is March Air Force Reserve Base Airport, which is 2.71 miles away. Source: City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Safety Element Map S-7 consistent with the 2006 General Plan FEIR. Google Maps accessed September 27, 2024. See Figure 6.

Supporting documentation

Figure 6 Google Airport Map and MVGP Map S 7.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, so it is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Source: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed September 27, 2024.Figure 8 Coastal Barrier Resources Map.

Supporting documentation

Figure 8 Coastal Barrier Resources 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 located within a Special Flood Hazard Area Zone X. FEMA has determined that Zone X areas are outside the 0.2% annual flood chance. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C0761G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed September 27, 2024. (Figure 9 FEMA Map).

Supporting documentation
Figure 9 FEMA FIRMETTE Flood Map.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):

Screen Summary

Compliance Determination

The project's county or air quality management district is not in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. The project site is located in the City of Moreno Valley in the County of Riverside, which is part of the South Coast Air Basin (SCAB) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The project's county or air quality management district is in non-attainment status for the

following: Ozone and Particulate Matter (PM10). 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 per MD Acoustics Air Quality and Greenhouse Gas Study. Based on the output from CalEEMod, the project would not exceed applicable regional or localized thresholds of significance established by the South Coast Air Quality Management District (SCAQMD) for the construction or operation of the project. Construction-Source Emissions - Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD. Project construction source emissions would not cause or substantively contribute to violations of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant. Operational-Source Emissions - The project's operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact, as discussed in the Operations-Related Local Air Quality Impacts section of this report. Project operational-source emissions would, therefore, not adversely affect sensitive receptors within the vicinity of the project. Project Operational Source Emissions - The project would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than-significant. Project-related GHG emissions meet the SCAQMD draft screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO2e) per year and are also considered to be less than significant. No mitigation is required. Source: Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, LLC dated September 3, 2024, Appendix 2 Air Quality Study.

Supporting documentation

Appendix 2 Air Quality and 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. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Source: California Coastal Commission Map Coastal Boundary, Coastal Zone Boundary (ca.gov), accessed September 27, 2024. (Figure 8 Coastal Barrier Map).

Supporting documentation

Figure 8 Coastal Barrier Resources Map(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

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

On-site or nearby toxic, hazardous, or radio-active 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 in compliance with contamination and toxic sub-stances requirements. Potential contamination and toxic sub-stance-related impacts were addressed in the Phase I Environmental Site Assessments (ESA) prepared for the project. The Phase I report presents information from a site survey of the project area, historical developments of the project site, and a comprehensive database search to determine if the site contains potentially Recognized Environmental Conditions (RECs). The report found no evidence of RECs in connection with the property. The project site is developed with a building and parking lot, so the historical use at the site is not a REC. Source: Phase I Site Assessment, LOR Ge-otechnical Group, Inc., December 2023 Appendix 1 and Figure 10 Indoor Radon Potential Map.

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:

✓ 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.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

✓ Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

8. Mitigation

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

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated. Project cannot proceed at this location.

✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice CPD-23-103 for additional information on radon mitigation plans.
** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

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

The project site was not tested for Radon as the project location is within a Low Potential Zone. Mitigation Measure HAZ- 1 requires that once building construction plans are completed, a certified consultant will conduct the testing and determine the level of construction improvements, which may include designing and installing a sub-surface Radon collection mat tied to 3" or 4" vents running up and out the roof.

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

Complete removal

Risk-based corrective action (RBCA)

✓ Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.
** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

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. No Radon analysis has been completed, but it will be completed, and constructive features will be added during the building plan check phase. Mitigation Measure HAZ-1 requires that a certified expert will conduct the testing and analysis and make recommendations for the building construction. If found, adverse radon impacts can be mitigated. With the mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. Source: Phase I Environmental Site Assessment, prepared by Lor Geotechnical Group, Inc. December 2023. (Appendix 1 and Figure 10 Indoor Radon Potential Map).

Supporting documentation

Appendix 1 Phase I ESA.pdf
Figure 10 Indoor Radon Potential.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.

✓ 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

Explain your determination:

This project will have No Effect on listed plant species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by the local HUD office. This project is in compliance with the Endangered Species Act. The project is proposed on a vacant but previously developed site within an urban setting, with no natural open space. There are no natural open space areas on the project site or within the Sunnymead Boulevard Specific Plan. The project site was developed with a single-family home, which has since been demolished, and no habitat diversity occurs within and in the vicinity of the Planning Area. The project site or surrounding is not located within close proximity to a habitat conservation plan or natural community conservation plan area. The Draft 2040 General Plan Update EIR Figure 4.4.1 shows the area as disturbed and is supported by 2006 General Plan EIR. No endangered, threatened, or rare species listed by the USFWS or CDFW are known to occur within the Sunnymead Boulevard Specific Plan. The project area is disturbed and mostly built out, and therefore does not contain habitat that

would support endangered, threatened, or rare species. The Moreno Valley planning area is located within the Multi-Species Habitat Conservation Plan (MSHCP). As shown in Figure 4.4-1, the majority of land within the city consists of Developed/Disturbed Land. Natural vegetation is primarily located in the eastern portion of the city, as well as along the southeastern and northern boundaries of the city. The MSHCP identifies cores for habitat conservation and linkages for wildlife movement in the northern part of the City. No conservation areas are identified in the disturbed and developed areas. The increase in residential units and non-residential square footage throughout the Planning Area would have a minimal or no additional effect on migratory species as this area has already been developed. Source: City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, consistent with the 2006 General Plan FEIR.

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

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 based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This project will have No Effect on listed plant species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by the local HUD office. This project is in compliance with the Endangered Species Act. The project is a vacant but previously developed site in an urban setting with little natural open space. There are no natural open space areas on the project site or within the Sunnymead Boulevard Specific Plan boundaries. The project site was developed with a single-family home, which has since been demolished, and no habitat diversity occurs within and in the vicinity of the Planning Area. The project site or surrounding is not located within close proximity to a habitat conservation plan or natural community conservation plan area. The Draft 2040 General Plan Update EIR Figure 4.4.1 shows the area as disturbed and is supported by the 2006 General Plan EIR. No endangered, threatened, or rare species listed by the USFWS or CDFW are known to occur within the Sunnymead Boulevard Specific Plan. The project area is disturbed and mostly built out and, therefore, does not contain habitat that would support endangered, threatened, or rare species. The Moreno Valley planning area is located within the

Multi-Species Habitat Conservation Plan (MSHCP). As shown in Figure 4.4-1, the majority of land within the City consists of Developed/Disturbed Land. Natural vegetation is primarily located in the eastern portion of the city, as well as along the southeastern and northern boundaries of the city. The MSHCP identifies cores for habitat conservation and linkages for wildlife movement in the northern part of the City. No conservation areas are identified in the disturbed and developed areas. The increase in residential units and non-residential square footage throughout the Planning Area would have a minimal or no additional effect on migratory species as this area has already been developed. Source: City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, consistent with the 2006 General Plan FEIR. Figure 14 Wetlands Map and MVPG Biology 4 4 1

Supporting documentation

Figure 14 Wetland Map and MVGP Biology 4 4 1.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. State and Federal database searches and reviews of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. Source: Phase I Site Assessment, LOR Geotechnical Group, Inc., December 2023 Google Maps accessed September 27, 2024. (Appendix 1).

Supporting documentation

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. A review of the Department of Conservation, California Farmland Mapping and Monitoring Program (FMMP) mapping system, and the City of Moreno Valley General Plan EIR has found the project site designated as Urban Built-Up Land. Urban and Built-Up land is defined as Urban and Built-Up land areas primarily occupied by structures and infrastructure. Therefore, the project would not affect any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no impact, directly, indirectly, or cumulatively, would occur to farmland. Source: California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed September 27, 2024 City of Moreno Valley Draft 2040 General Plan EIR dated June 15, 2021, Figure 4.2.1 Farmlands, consistent with the 2006 General Plan FEIR. (Figure 11 Farmland Map and MVGP Farmland 4.2.1).

Supporting documentation

Figure 11 DLRP Farmland Map and MVGP Farmland 4 2 1.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

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

✓ CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The project site is located within a Special Flood Hazard Area Zone X. FEMA has determined that Zone X areas are outside the 0.2% annual flood chance. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C0761G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed September 27, 2024. Figure 9 FEMA Flood Map

Supporting documentation

Figure 9 FEMA FIRMETTE Flood Map(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

Step 1 – Initiate Consultation

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

✓ State Historic Preservation Offer (SHPO) Completed

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

✓ Morongo Band of Mission Indians Completed

✓ Pechanga Band of Luiseno Indians	Completed
✓ Soboba Band of Luiseno Indians	Completed

Other Consulting Parties

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

Pursuant to Section 106 Tribal Consultation, the following consultation took place: The State of California Historic Preservation was contacted on August 3, 2024. No comments were received. Tribal Historic Preservation Officers were contacted on August 3, 2024, via letter and email: Tribes Consulted: Agua Caliente Band of Cahuilla Indians, California - 5401 Dinah Shore Drive, Palm Springs, CA - 92264 Augustine Band of Cahuilla Indians, California - A84-001 Avenue 54, Coachella, CA - 92236 Cahuilla Band of Indians, California - 52701 Highway 371, Anza, CA - 92539 Colorado River Indian Tribes of the Colorado River Indian Reservation, Arizona and California - 26600 Mohave Road, Parker, AZ 85344 Fort McDowell Yavapai Nation, Arizona - 7661 East Yavapai Road, Fort Mcdowell, AZ 85264 Los Coyotes Band of Cahuilla and Cupeno Indians, California - 2300 Camino San Ignacio Road, Warner Springs, CA 92086 Morongo Band of Cahuilla Mission Indians, California - 12700 Pumarra Road, Banning, CA 92220 Pechanga Band of Luiseno Indians, California - 12705 Pechanga Road, Temecula, CA 92392 Quechan Tribe of the Fort Yuma Indian Reservation, Arizona - 350 Picacho Road, Winterhaven, CA 92283 Ramona Band of Cahuilla, California - 56310 Highway 371, Suite B, Anza, CA 92539 Santa Rosa Band of Cahuilla Indians, California - 65200 State Highway 74, Mountain Center, CA 92561 Soboba Band of Luiseno Indians, California - 23906 Soboba Road, San Jacinto, CA 92583 Torres Martinez Desert Cahuilla Indians, California - PO Box 1160, Thermal, CA 92274-1160 Twenty-Nine Palms Band of Mission Indians of California - 46-200 Harrison Place, Coachella, CA 92236 Tribal Consultation was requested by the following Tribes. Through Consultation Mitigation Measures were identified for Tribal Monitors during ground disturbance. Morongo Band of Mission Indians, Soboba Band of Luiseno Indians, Pechanga Band of Luiseno Indians, and the Twenty-Nine Palms Band of Mission Indians of California. Both the Morongo Band of Mission Indians and the Twenty-Nine Palms Band of Mission Indians of California deferred consultation to the Soboba and Pechanga Band of Luiseno Indians. As a result of the Tribal Consultations, Cultural Resources Mitigation Measures CR-1 through CR-8 are included under the EA.

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:**
   A Cultural Resources Inventory Report was prepared on January 19, 2024, by Kimley-Horn for the Linwood Rose Project. The property location is 24104 Fir Avenue, Moreno Valley, CA. No Resources were found within the Area of Potential Effect (APE). All efforts made for the completion of this report were completed pursuant to requirements set forth in the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA). A review of available imagery (i.e. maps, photographs, etc.) was conducted to identify any present historic era built environment resources within the APE that would require recordation, as well as ascertain the level of prior and existing disturbance that would impact the potential for intact buried archaeological resources. Historical topographic maps of the APE from 1954 showcased buildings that were once present on the property (Figure 3). Similarly, historic aerial images from 1959 displayed multiple buildings and structures within the APE (Figure 4). However, later images noted that the buildings were demolished sometime between 1985 and 2002 (Figures 5-6). Since then, the property has remained vacant (Historic Aerials 2024), as shown on pages 13 and 14 of the report. As a result of the efforts undertaken, this study did not identify any cultural resources within the APE. Additionally, the results of the survey indicate that any cultural resources within the APE that could have once been present would have been destroyed as a result of prior development. As such, it is unlikely the proposed project would impact significant cultural resources or historic properties. Source: Cultural Resource Inventory, prepared by Kimley-Horn and Associates, Inc., dated January 19, 2024. (Appendix 3).

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

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

below.

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

Additional Notes:

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

✓ Yes

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

Additional Notes:

A Cultural Resources Inventory Report was prepared on January 19, 2024, by Kimley-Horn for the Linwood Rose Project. The property location is 24104 Fir Avenue, Moreno Valley, CA. No Resources were found within the Area of Potential Effect (APE). All efforts made for the completion of this report were completed pursuant to requirements set forth in the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA). A review of available imagery (i.e. maps, photographs, etc.) was conducted to identify any present historic era built environment resources within the APE that would require recordation, as well as ascertain the level of prior and existing disturbance that would impact the potential for intact buried archaeological resources. Historical topographic maps of the APE from 1954 showcased buildings that were once present on the property (Figure 3). Similarly, historic aerial images from 1959 displayed multiple buildings and structures within the APE (Figure 4). However, later images noted that the buildings were demolished sometime between 1985 and 2002 (Figures 5-6). Since then, the property has remained vacant (Historic Aerials 2024), as shown on pages 13 and 14 of the report. As a result of the efforts undertaken, this study did not identify any cultural resources within the APE. Additionally, the results of the survey indicate that any cultural resources within the APE that could have once been present would have been destroyed as a result of prior development. As such, it is unlikely the proposed project would impact significant cultural

resources or historic properties. Source: Cultural Resource Inventory, prepared by Kimley-Horn and Associates, Inc., dated January 19, 2024. SHPO AND TRIBAL Consultation dated August 3, 2024, through September 3, 2024. (Appendix 3).

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

A Cultural Resources Inventory Report was prepared on January 19, 2024, by Kimley-Horn for the Linwood Rose Project. The property location is 24104 Fir Avenue, Moreno Valley, CA. No Resources were found within the Area of Potential Effect (APE). All efforts made for the completion of this report were completed pursuant to requirements set forth in the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA). A review of available imagery

(i.e. maps, photographs, etc.) was conducted to identify any present historic era built environment resources within the APE that would require recordation, as well as ascertain the level of prior and existing disturbance that would impact the potential for intact buried archaeological resources. Historical topographic maps of the APE from 1954 showcased buildings that were once present on the property (Figure 3). Similarly, historic aerial images from 1959 displayed multiple buildings and structures within the APE (Figure 4). However, later images noted that the buildings were demolished sometime between 1985 and 2002 (Figures 5-6). Since then, the property has remained vacant (Historic Aerials 2024), as shown on pages 13 and 14 of the report. As a result of the efforts undertaken, this study did not identify any cultural resources within the APE. Additionally, the results of the survey indicate that any cultural resources within the APE that could have once been present would have been destroyed as a result of prior development. As such, it is unlikely the proposed project would impact significant cultural resources or historic properties. However, it is recommended that the project adopt conditions that outline the process for inadvertent discovery of cultural resources, as well as the process for inadvertent discoveries of human remains pursuant to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.94-98. Tribal Consultation Mitigation Measures are required. Consultation with the State Office of Preservation was conducted from August 3, 2024, to September 3, 2024, and no comments were received. Tribal Consultation was conducted from August 3, 2024, to September 3, 2024. Four Tribes responded. Two Tribes requested Mitigation Measures CR-1 through CR-8. The project is in compliance with Section 106.

Supporting documentation

Soboba Consult Ltr 12182025.pdf
Pechanga Consult Letter 09102024.pdf
Morongo Consult Ltr 11042024.pdf
Appendix 7 Cultural Resources MM(1).pdf
Appendix 3 Cultural Resources Inventory March 21 2024.pdf

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

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

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

✓ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

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

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. MD Acoustics, LLC (MD) has completed the HUD Noise Assessment report for the Linwood Rose Affordable Housing project located in the City of Moreno Valley, CA, as shown in Appendix 4. This report provides 24-hour noise baseline conditions and compatibility with HUD standards. Also, the report estimates the STC requirements needed for the specific walls and floor-ceiling assemblies according to the noise conditions. Future Exterior Noise: Per HUD guidelines, all arterial roadways within 1,000 feet of the project were considered. The only applicable arterial roadway is Heacock Street, located approximately 530 feet west of the project site. The project site is outside of any airport or military base 60 dBA CNEL contours. MD has performed the traffic noise calculations (per HUD guidelines) for the site using traffic counts from the City of Moreno Valley General Plan Noise Element and EIR. Per HUD standards, the project must have exterior noise levels of 65 dBA DNL or lower in outdoor useable areas. In reviewing the project site plan and description, the nearest outdoor usable area to Heacock Street consists of the patios on the western side of the building (see Exhibit B of the Report). The exterior noise level at the western patios is projected to be up to 54 dBA DNL. The exterior noise level at the outdoor space will be below 65 dBA DNL and thus meet HUD standards. Future Interior Noise: The exterior noise level at the facade facing Heacock Street is projected to be 54 dBA DNL. The exterior noise level at facades facing any other roadway will be up to 54 dBA DNL. See Exhibit C of the Report for the DNL map. To meet HUD's interior noise standard of 45 DNL, the project will require at least 9 dB of noise attenuation. Table 2 on page 4 of the Report presents each facade and the required glass STC ratings to achieve an interior level of 45 dBA DNL. The project site is 1,700 feet from Highway 60 to the north and screened by existing development. The project impacts are not significant, and no mitigation is required. Source: HUD Noise Assessment and Noise Mitigation Report dated September 28, 2024, prepared by MD Acoustics, LLC. (Appendix 4) The City of Moreno Valley Draft 2040 General Plan EIR, dated June 15, 2021, includes a Noise Element and is consistent with the 2006 General Plan FEIR. (Figure 12 Major Roadway Major Roadway and MVGP Circulation and Transit Maps).

Supporting documentation

Appendix 4 HUD Noise Assessment.pdf
Figure 12 Major Roadway and MVGP Circulation and Transit Maps.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements, per the EPA maps Sole Source Aquifers (SSA). An evaluation of the EPA's data shows no SSAs near the project site. Source: United States Environmental Protection Agency Sole Source Aquifers for Drinking Water,

Interactive Maps, Sole Source Aquifers (arcgis.com), accessed September 27, 2024. (Figure 13 Sole Source Aquifer Map).

Supporting documentation

Figure 13 Sole Source Aquifers.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 property is vacant and does not contain any wetlands, and the project will not redistribute water flow in such a way as to impact wetlands. This site was previously developed with a single-family house. A US Fish and Wildlife Service National Wetlands Mapper review indicates no wetlands in the project area. The site does not have any State or Federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) resources, so the project will have no impact on these resources. Source: U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed September 27, 2024. (Figure 14 Wetlands Map and MVGP Biology 4 4 1).

Supporting documentation

Figure 14 Wetland Map and MVGP Biology 4 4 1(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project is not located near any water course or river included under the Wild and Scenic Rivers Act, so no Section 7 Report is required. Source: National Wild and Scenic Rivers System, California (rivers.gov), accessed September 27, 2024.

Supporting documentation

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 will not have negative impacts on low-income and minority persons. The project is being developed to provide economically disadvantaged groups access to affordable housing. The project will not displace or otherwise negatively impact low-income or minority persons as it does not require the removal of any housing for its development. The project is seen as an overall benefit to economically disadvantaged groups. Source: City of Moreno Valley Environmental Justice Element, City of Moreno Valley 2021-2029 Housing Element Certified October 11, 2022, Map OEHHA SB 535 Disadvantaged Communities (2022 Update). (Figure 15 Disadvantage Community Map).

Supporting documentation

Figure 15 Disadvantage Communities Map and MVGP MAP EJ 1.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

PUBLIC NOTICE
September 22, 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 October 7, 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 HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME**:** Linwood Rose Apartments

PURPOSE: The project activity includes the use of 35 PBVs to serve as a rental subsidy for the Linwood Rose Apartments (Linwood Rose) by Linwood Rose, L.P., a California limited partnership. Linwood Rose will consist of the new construction of a thirty-six (36) multi-family apartments units, including one (1) manager's unit, targeting affordable households ranging from 30% and 50% of the Area Median Income (AMI). The thirty-six (36) units will consist of thirty-five (35) one-bedroom units and one (1) two-bedroom manager's unit. Linwood Rose will consist of one (1) three (3) story residential building with on-site community and amenity space includes a resident services room, leasing office, laundry facilities, maintenance office, secure bicycle storage, and a common terrace / outdoor recreation space. A total of twelve (12) units will be reserved as HOME-ARP assisted units restricted to households whose incomes do not exceed 30% AMI (HOME-ARP Assisted Units).

LOCATION: The property sits on two parcels totaling approximately 0.91 acres of land located at 24108 and 24124 Fir Avenue, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 481-130-023 and 481-130-022.

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

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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 October 7, 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 located at 300 N. Los Angeles St., Room 4054, Los Angeles, CA 90012: Office of Public Housing at HUDLOSANGELESOPH@hud.gov and Office of Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

22 de septiembre 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

Alrededor de 7 de octubre del 2025, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para la liberación de: Programa de Vales de Elección de Vivienda (HCVP) de HUD Vales Basados en Proyectos (PBV) y para el lanzamiento del Programa del Plan de Rescate Estadounidense de HOME Investment Partnerships (HOME-ARP) a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Linwood Rose Apartments

PROPÓSITO: La actividad del proyecto incluye el uso de 35 PBV para servir como subsidio de alquiler para Linwood Rose Apartments (Linwood Rose) por Linwood Rose, LP, una sociedad limitada de California. Linwood Rose consistirá en la nueva construcción de treinta y seis (36) unidades de apartamentos multifamiliares, incluida una (1) unidad de gerente, dirigida a hogares asequibles que van desde el 30% y el 50% del ingreso medio del área (AMI). Las treinta y seis (36) unidades consistirán en treinta y cinco (35) unidades de una habitación y una (1) unidad de gerente de dos habitaciones. Linwood Rose consistirá en un (1) edificio residencial de tres (3) pisos con espacio comunitario y de servicios en el lugar que incluye una sala de servicios para residentes, oficina de arrendamiento, instalaciones de lavandería, oficina de mantenimiento, almacenamiento seguro de bicicletas y una terraza común / espacio de recreación al aire libre. Se reservará un total de doce (12) unidades como unidades asistidas por HOME-ARP restringidas a hogares cuyos ingresos no superen el 30% de AMI (HOME-ARP Assisted Units).

UBICACIÓN: La propiedad se encuentra en dos parcelas que suman aproximadamente 0.91 acres de tierra ubicadas en 24108 y 24124 Fir Avenue, en la ciudad de Moreno Valley, condado de Riverside, estado de California, identificadas como números de parcela del tasador 481-130-023 y 481-130-022.

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 7 de octubre 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 ubicado en 300 N. Los Angeles St., Sala 4054, Los Ángeles, CA 90012: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov y Oficina de Planificación y Desarrollo Comunitario en CPDLA@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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011755901

FILE NO. 0011755901

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:

09/22/2025

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

Date: September 22, 2025.
At: Riverside, California

Christine Gonzalez

Signature

PUBLIC NOTICE
September 22, 2025
Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annlanette 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 October 7, 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 HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME : Linwood Rose Apartments

PURPOSE: The project activity includes the use of 35 PBVs to serve as a rental subsidy for the Linwood Rose Apartments (Linwood Rose) by Linwood Rose, L.P., a California limited partnership. Linwood Rose will consist of the new construction of a thirty-six (36) multi-family apartments units, including one (1) manager's unit, targeting affordable households ranging from 30% and 50% of the Area Median Income (AMI). The thirty-six (36) units will consist of thirty-five (35) one-bedroom units and one (1) two-bedroom manager's unit. Linwood Rose will consist of one (1) three (3) story residential building with on-site community and amenity space includes a resident services room, leasing office, laundry facilities, maintenance office, secure bicycle storage, and a common terrace/outdoor recreation space. A total of twelve (12) units will be reserved as HOME-ARP assisted units restricted to households whose incomes do not exceed 30% AMI (HOME-ARP Assisted Units).

LOCATION: The property sits on two parcels totaling approximately 0.91 acres of land located at 24108 and 24124 Fir Avenue, in the City of Moreno Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 481-130-023 and 481-130-022.

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: Annlanette 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 October 7, 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 located at 300 N. Los Angeles St., Room 4054, Los Angeles, CA 90012: Office of Public Housing at HUDLOSANGELESOPH@hud.gov and Office of Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

22 de septiembre del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside 3403 Tenth Street, Suite 300
Riverside, California 92501
Annlanette 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

Alrededor de 7 de octubre del 2025 , el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para la liberación de: Programa de Vales de Elección de Vivienda (HCVP) de HUD Vales Basados en Proyectos (PBV) y para el lanzamiento del Programa del Plan de Rescate Estadounidense de HOME Investment Partnerships (HOME-ARP) a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Linwood Rose Apartments

PROPÓSITO: La actividad del proyecto incluye el uso de 35 PBV para servir como subsidio de alquiler para Linwood Rose Apartments (Linwood Rose) por Linwood Rose, LP, una sociedad limitada de California. Linwood Rose consistirá en la nueva construcción de treinta y seis (36) unidades de apartamentos multifamiliares, incluida una (1) unidad de gerente, dirigida a hogares asequibles que van desde el 30% y el 50% del ingreso medio del área (AMI). Las treinta y seis (36) unidades consistirán en treinta y cinco (35) unidades de una habitación y una (1) unidad de gerente de dos habitaciones. Linwood Rose consistirá en un (1) edificio residencial de tres (3) pisos con espacio comunitario y de servicios en el lugar que incluye una sala de servicios para residentes, oficina de arrendamiento, instalaciones de lavandería, oficina de mantenimiento, almacenamiento seguro de bicicletas y una terraza común / espacio de recreación al aire libre. Se reservará un total de doce (12) unidades como unidades asistidas por HOME-ARP restringidas a hogares cuyos ingresos no superen el 30% de AMI (HOME-ARP Assisted Units).

UBICACIÓN: La propiedad se encuentra en dos parcelas que suman aproximadamente 0.91 acres de tierra ubicadas en 24108 y 24124 Fir Avenue, en la ciudad de Moreno Valley, condado de Riverside, estado de California, identificadas como números de parcela del tasador 481-130-023 y 481-130-022.

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 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: Annlanette 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 7 de octubre 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:

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 Angeles ubicado en 300 N. Los Angeles St., Sala 4054, Los Angeles, CA 90012: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov y Oficina de Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.
The Press-Enterprise