

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



**ITEM: 3.9**  
(ID # 29805)

**MEETING DATE:**  
Tuesday, May 12, 2026

**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 Vista Heights Affordable Housing Project, located in the City of Murrieta, Pursuant to the National Environmental Policy Act (NEPA), and Approval of Requests for Release of Funds from the U.S. Department of Housing and Urban Development (HUD); District 3. [Neighborhood Stabilization Program 1 and 3 – \$3,150,000 (100%) and Housing Choice Voucher Program Project-Based Vouchers]

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

1. Find, in its independent judgment and analysis as a Responsible Entity (RE) under the National Environmental Policy Act (NEPA), in issuing certain limited approvals, and after review and consideration of the previously adopted Environmental Assessment and Finding of No Significant Impact in connection with the Section 8 Housing Choice Voucher Program Project-Based Vouchers, together with all associated documents, prepared and approved by the County of Riverside on April 2, 2024 (Minute Order 3.19), for the Vista Heights Affordable Housing Project to provide affordable housing (Proposed Project), that with respect to those potential environmental impacts within the County's powers and authorities as the RE for the Requests for Release of Funds and certification associated with Neighborhood Stabilization Program 1 and 3 (NSP) funding for the Proposed Project, any potentially significant environmental effects have been adequately analyzed and disclosed, and no further environmental review is required under NEPA;

Continued on Page 2

**ACTION: Policy**

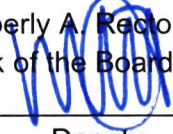
  
Heidi Marshall, Director 3/3/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: May 12, 2026  
xc: HWS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

2. Find that the original findings contained in the Environmental Assessment and Finding of No Significant Impact approved by the County on April 2, 2024 remain valid and that no re-evaluation is required because: a) There are no substantial changes in the nature, magnitude, or extent of the Proposed Project; b) There are no new circumstances or environmental conditions that may affect the Proposed Project or have a bearing on its environmental impacts; and c) The recipient has not proposed the selection of an alternative not evaluated in the original findings;
3. Adopt the attached Environmental Assessment (EA) Report and Finding of No Significant Impact (FONSI) for the Proposed Project, pursuant to NEPA, in connection with additional 53 Housing Choice Voucher Program Project-Based Vouchers and NSP funding for the Proposed Project and conclude that the Proposed Project is not an action that may significantly affect the quality of the environment;
4. Authorize the Chair of the Board of Supervisors to execute the attached EA and FONSI on behalf of the County;
5. Approve the attached Request for Release of Funds and Certification (RROF) for 53 Housing Choice Voucher Program Project-Based Vouchers for the Proposed Project;
6. Approve the attached RROF for NSP funds for the Proposed Project;
7. Authorize the Chair of the Board of Supervisors to execute the attached RROFs on behalf of the County and to submit them to the United States Department of Housing and Urban Development (HUD);
8. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary actions to implement the EA, FONSI and RROFs, including, but not limited to, execution of any subsequent necessary and related documents, subject to approval as to form by County Counsel; and
9. Direct the Clerk of the Board to retain one (1) executed copy of the EA, FONSI, and RROFs, and to return two (2) executed copies of each to HWS for distribution.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$3,150,000	\$ 0	\$3,150,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS</b> 100% HUD - Neighborhood Stabilization 1 and 3 Program Funds and Housing Choice Voucher Program Project Based Vouchers			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

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

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

**BACKGROUND:**

**Summary**

On April 2, 2024 (Minute Order 3.19), the County of Riverside adopted and approved its Environmental Assessment and Finding of No Significant Impact (EA and FONSI) in connection with Section 8 Project-Based Vouchers (PBVs) under the Housing Choice Voucher Program (HCVP) initially awarded to Alliant Strategic Development, LLC for activities associated with the Vista Heights Apartments (Proposed Project) and concluded that the Proposed Project activities were not actions that may affect the quality of the environment pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFT Section 1508.13. Alliant Strategic Development, LLC was unsuccessful obtaining tax credits, so the Proposed Project did not move forward.

On September 5, 2025, the Proposed Project was awarded an additional 45 PBVs for a total of 53 PBVs. HACR awarded 53 PBVs for the Proposed Project to American Neighborhood Housing, a California corporation (Developer), to support the development of affordable housing for very low-income households, including individuals and families experiencing homelessness or housing instability. Developer intends to form a limited partnership known as Vista Murrieta Housing LP, a California limited partnership (Partnership), for the purpose of owning, developing, and financing new construction of the Proposed Project.

The Proposed Project is located at 25342 Jackson Avenue, 40720 Vista Murrieta, and 40740 Vista Murrieta, in the City of Murrieta, also identified as Assessor's Parcel Numbers 949-190-020, 949-190-021, and 949-190-024. The development consists of a newly constructed, multi-family residential community providing a total of 214 units, including two (2) manager's units. The residential unit mix consists of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units. Of these, 53 units will be assisted with PBVs which will provide rental subsidies for households on the HACR HCVP waitlist with incomes at or below 50% of the Area Median Income (AMI) of the County of Riverside, specifically for the Proposed Project. The HACR will enter into an Agreement to Enter into Housing Assistance Payments (AHAP) with Partnership, subject to approval by the Board of Commissioners.

In addition to the PBVs, financing for the Proposed Project includes approximately \$3,000,000 in federal funds under the County's Neighborhood Stabilization Program, \$1,000,000 in County General Funds, \$82,794,980 in tax credit equity, \$30,857,335 in conventional loan financing, \$6,542,204 in taxable conventional loan financing, and \$9,116,596 in deferred developer fee and general partner contributions, for a total development cost of \$133,311,114.

**NEPA Review**

The environmental effects of activities carried out with federal funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFT 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 (RE) for purposes of the subject NEPA review.

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

County HWS has determined the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. Subsequently, the HWS has prepared the County's Environmental Assessment and Finding of No Significant Impact (EA and FONSI) for the Proposed Project that incorporates the original findings made in the original EA and FONSI approved on April 2, 2024.

HUD also requires that the RE complete and execute the attached Requests for Release of Funds and Certification (RROF) when requesting release of funds for Housing Choice Voucher Program Project-Based Vouchers and the Neighborhood Stabilization Program, 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 PBVs.

Public Notice of the County EA and FONSI were published on April 26, 2026, 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 NSP program funds and PBVs.

**Impact on Residents and Businesses**

The development of 214 units for the Vista Heights Apartments project will have a positive impact on community members and businesses in the County of Riverside, as it provides affordable housing and creates jobs for local residents.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The County's contribution to the project is anticipated to include NSP program funds, County General Funds, and 53 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs), both NSP and PBVs are funded by the United States Department of Housing and Urban Development.

**Attachments:**

- County of Riverside Finding of No Significant Impact (FONSI)
- County of Riverside Environmental Assessment (previously approved)
- Request for Release of Funds (RROF) – HCVP Project Based Vouchers
- Request for Release of Funds (RROF) – NSP program funds
- Public Notice FONSI/RROF

  
Stacey Pena, EO Management Analyst 5/7/2026

  
Aaron Gettis, Chief Deputy County Counsel 5/6/2026

# 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. 08/31/2023)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity  County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Alicia Jaimes, 951-955-0783	7. Name and address of recipient (if different than responsible entity)  Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request  United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054		

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

9. Program Activity(ies)/Project Name(s)  HUD-Project Based Vouchers /Vista Heights Apartmnets	10. Location (Street address, city, county, State)  25342 Jackson Ave, 40720 Vista Murrieta, and 40740 Vista Murrieta in the City of Murrieta, Riverside County, CA. The parcel is identified as Assessor Parcel Numbers; 949-190-020, 949-190-021, and 949-190-024
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11. Program Activity/Project Description

The Project activity proposes the use of 53 Project Based Vouchers by American Neighborhood Housing, a California corporation, who intends to form a limited partnership, Vista Murrieta Housing LP, a California limited partnership to construct, own and operate a 214-unit affordable housing development for low-income families in the City of Murrieta. The project will consist of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units. Two of the two-bedroom units will be designated as manager units. The project is located on approximately 7.1 acres at 25342 Jackson Avenue, 40720 Vista Murrieta, and 40740 Vista Murrieta, in the City of Murrieta, California 92562, also identified as Assessor's Parcel Numbers 949-190-020, 949-190-021, and 949-190-024. A total 53 PBV units will be reserved for the project providing rental assistance for qualified families whose incomes do not exceed thirty percent (30%) of AMI. In addition to the Project Based Vouchers, other financing sources for the Project include \$3,000,000 in County Neighborhood Stabilization Program (NSP) Funds. A total 77 units will be reserved as NSP-assisted units and will be restricted to households whose incomes do not exceed 50% of the area median income (AMI). Other sources for the project include \$1,000,000 in County General Funds, \$82,794,980 in tax credit equity, \$30,857,335 in conventional loan financing, \$6,542,204 in taxable conventional loan financing, and \$9,116,595 in deferred developer fee and general partner contributions, for a total development cost of \$133,311,114.

Previous editions are obsolete

MAY 12 2026

3.9

WHEN DOCUMENT IS FULLY COMPLETED RETURN TO:

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

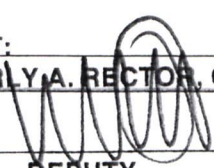
**Part 2. Environmental Certification** (to be completed by responsible entity)

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

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

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

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

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
	Chair, Riverside County Board of Supervisors <b>KAREN SPIEGEL</b>
Date signed	MAY 12 2026
	ATTEST: <b>KIMBERLY A. RECTOR, Clerk</b>
Address of Certifying Officer	By  <b>DEPUTY</b>

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
Date signed	

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

# 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. 08/31/2023)

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) Neighborhood Stabilization Program (NSP)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.256	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Alicia Jaimes, 951-955-0783	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054		

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

9. Program Activity(ies)/Project Name(s) HUD-Neighborhood Stabilization Program (NSP) /Vista Heights Affordable Housing Apartments	10. Location (Street address, city, county, State) 25342 Jackson Ave, 40720 Vista Murrieta, 40740 Vista Murrieta, in the City of Murrieta, CA 92562, identified as Assessor's Parcel Numbers 949-190-020, 949-190-021, 949-190-024.
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11. Program Activity/Project Description

The Project activity proposes the use of \$3,000,000 in Neighborhood Stabilization Program (NSP) funds for the development and construction Vista Heights Apartments, a 214-unit affordable housing development for low-income families in the City of Murrieta. The project will consist of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units. Two of the two-bedroom units will be designated as manager units. The project is located on approximately 7.1 acres at 25342 Jackson Avenue, 40720 Vista Murrieta, and 40740 Vista Murrieta, in the City of Murrieta, California 92562, also identified as Assessor's Parcel Numbers 949-190-020, 949-190-021, and 949-190-024. The project will be constructed by American Neighborhood Housing, a California corporation, who intends to form a limited partnership, Vista Murrieta Housing LP, a California limited partnership to own and operate the project. A total 77 units will be reserved as NSP-assisted units and will be restricted to households whose incomes do not exceed 50% of the area median income (AMI). Other sources for the project include \$1,000,000 in County General Funds, \$82,794,980 in tax credit equity, \$30,857,335 in conventional loan financing, \$6,542,204 in taxable conventional loan financing, and \$9,116,595 in deferred developer fee and general partner contributions, for a total development cost of \$133,311,114. In addition to NSP funds, a total of 53 PBV units will be reserved for the project providing rental assistance for qualified families whose incomes do not exceed thirty percent (30%) of AMI.

Previous editions are obsolete

form HUD-7015.15 (1/99)

WHEN DOCUMENT IS FULLY EXECUTED RETURN

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010

Post Office Box 1147, Riverside, Ca 92502-1147

Thank you.

MAY 12 2026

3.9

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

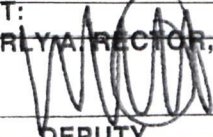
With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

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

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

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

Signature of Certifying Officer of the Responsible Entity  X <i>Karen S. Spiegel</i>	Title of Certifying Officer <b>Chair, Riverside County Board of Supervisors KAREN SPIEGEL</b>
	Date signed <b>MAY 12 2026</b>

Address of Certifying Officer  	ATTEST: <b>KIMBERLY A. RECTOR, Clerk</b>  By  <b>DEPUTY</b>
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**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient  X	Title of Authorized Officer  
	Date signed  

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

MAY 12 2026 3.9



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

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

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

**Project Identification:** Vista Heights Apartments

**Preparer:** Alicia Jaimes, Development Specialist II

**Responsible Entity:** County of Riverside

**Month/Year:** May 5, 2026

## Environmental Assessment

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

**Certifying Officer:** Karen Spiegel, Chairperson  
[24 CFR 58.2(a)(2)] Riverside County Board of Supervisors

**Project Name:** Vista Heights Apartments

**Project Location:** 25342 Jackson Ave, 40720 Vista Murrieta, 40740 Vista Murrieta

**Funding Information:** \$3,000,000 (Neighborhood Stabilization Program (NSP) funds)  
\$35,294,400 (53 Project-Based Vouchers over 20 years)

**Estimated total HUD  
Funded Amount:** \$38,294,400

**Estimated Total Project Cost**  
[24 CFR 58.2(a)(5)]: \$133,311,114

**Grant Recipient:** Vista Murrieta Housing LP, a California limited partnership  
American Neighborhood Housing as developer

**Recipient Address:** 26050 Mureau Road, Suite 101, Calabasas, CA 91302

**Project Representative:** Juan Aguilar

**Telephone Number:** Phone: (818) 453-6002  
Email: Juan.A@anhousing.org

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

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the County of Riverside on April 2, 2024. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

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

Additionally, the County hereby incorporates by reference as Exhibit A, the EA, Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58 including Finding of No Significant Impact on the environment completed and approved by County of Riverside.

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


**Finding of No Significant Impact**  
(The project will not result in a significant impact on the quality of the human environment)

**Finding of Significant Impact**  
(The project may significantly affect the quality of the human environment)

**Preparer Signature:**  **Date:** 5/5/2026  
**Name/Title/Agency:** Alicia Jaimes, Development Specialist II, HWS

**RE Approving Official Signature:**  **Date:** MAY 12 2026  
**Name/Title/ Agency:** Karen Spiegel, Chairperson, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL  
BY  5/6/2026  
AMRITA DHILLON DATE

**ATTEST:**  
**KIMBERLY A. RECTOR, Clerk**  
By   
**DEPUTY**

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

American Neighborhood Housing, a California nonprofit public benefit corporation, is proposing to use up to \$3,000,000 in Neighborhood Stabilization Program (NSP) funds to pay a portion of development and new construction of an 214-unit affordable multifamily housing project and utilize 53 HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list .

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

The proposed project will consist of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units across three four-story elevator-served buildings. Building A will contain 80 units, while Buildings B and C will each contain 67 units. Unit sizes will be approximately 575 square feet for one-bedroom units, 790 square feet for two-bedroom units, and 1,095 square feet for three-bedroom units. One three-bedroom unit will be set aside for an on-site manager. A total of 32 residential units will be designated as ADA-accessible, including units with mobility and audio-visual accessibility features. The proposed project will also include a range of on-site amenities, including a community lounge, flex room, laundry facilities, indoor mailroom, two playgrounds with modern play equipment, a pet park/dog run, and fully landscaped outdoor lounge areas. A total of 77 units will be NSP restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The NSP-assisted units will be restricted for a period of at least 55 years.

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

The proposed development is located on 10.3 acres in the City of Murrieta, Riverside County, California. This archaeological study was conducted as part of the proposed development on three parcels, APNs 949-190-020, 949-190-021, and 949-190-024. The Project Area is in the southwestern portion of Riverside County, between Temecula to the south and Lake Elsinore to the northwest. The Project is in the Temecula Valley, bounded by the Elsinore Mountains to the south and the Santa Ana Mountains to the west.

# Exhibit A

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

Approved by the Board of Supervisors  
April 2, 2024 (Minute Order Item 3.19)

# THE PRESS-ENTERPRISE

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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011790183

**FILE NO. 0011790183**

## PROOF OF PUBLICATION

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

**04/26/2026**

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

Date: April 26, 2026.

At: Riverside, California



\_\_\_\_\_  
Signature

**PUBLIC NOTICE**

**April 26, 2026**

Riverside County, Housing and Workforce Solutions  
3403 Tenth Street, Suite 300  
Riverside, California 92501  
Allcia Jalmes, Preparer (951) 955-0783

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

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

**REQUEST FOR RELEASE OF FUNDS**

**On or about May 12, 2026**, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) and for the release of Neighborhood Stabilization Program Substantial Amendment grant program (NSP) through the Housing Authority of the County of Riverside, to undertake the following project:

**PROJECT NAME:** Vista Heights Apartments

**PURPOSE:** The Project activity includes the use of 53 Project Based Vouchers to serve as rental subsidy for the Vista Heights Apartments, a 212-unit affordable housing project for low-income families, plus 2 manager's units. The project will be comprised of 104 one-bedroom units, 56 two-bedroom units, and 54 three-bedroom units, with 2 units restricted as manager's units.

The Project will be owned and operated by Vista Murreleta Housing LP, a California limited partnership, and rented to very low-income individuals ranging from 30% to 70% of the area median income of the County of Riverside. A total of 77 units will be reserved as NSP assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income.

**LOCATION:** The project site consists of three parcels totaling approximately 7.1 acres located at 25342 Jackson Avenue, 40720 Vista Murreleta, and 40740 Vista Murreleta, in the City of Murreleta, County of Riverside, California, and identified as Assessor's Parcel Numbers 949-190-020, 949-190-021, and 949-190-124.

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 3403 Tenth Street, Suite 300, Riverside, CA 92501. The EA may be downloaded at the following website address: <https://rivcohws.org/>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing and Workforce Solutions, Attention: Allcia Jalmes, at 3403 Tenth Street, Suite 300, Riverside, CA 92501, or email comments to [majalmes@rivco.org](mailto:majalmes@rivco.org). All comments received at the address specified above **on or before May 12, 2026**, 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: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

**NOTICIA PUBLICA**  
**26 de abril de 2026**

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside 3403 Tenth Street, Suite 300  
Riverside, California 92501  
Alicia James, Preparadora (951) 955-0784

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

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

**SOLICITUD DE LIBERACIÓN DE FONDOS**

El 12 de mayo de 2026 o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación de: Vales Basados en Proyectos (PBV) del Programa de Vales de Elección de Vivienda (HCVP) de HUD y para la liberación del Programa de Subvenciones de Enmienda Sustancial (NSP) del Programa de Estabilización de Vecindarios a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

**NOMBRE DEL PROYECTO :** Vista Heights Apartments

**PROPÓSITO OBJETIVO :** El proyecto incluye el uso de 53 vales de vivienda para proyectos como el subsidio de alquiler de los apartamentos Vista Heights, un proyecto de vivienda asequible de 212 unidades para familias de bajos ingresos, además de 2 unidades para el administrador. El proyecto constará de 104 unidades de una habitación, 56 de dos habitaciones y 54 de tres habitaciones, con 2 unidades reservadas para el administrador.

El proyecto será propiedad de Vista Murrieta Housing LP, una sociedad limitada de California, que también lo administrará, y se alquilará a personas de muy bajos ingresos, entre el 30 % y el 70 % del ingreso medio del área del Condado de Riverside. Un total de 77 unidades estarán reservadas como unidades con asistencia del Programa Nacional de Subsidios (NSP), restringidas a hogares cuyos ingresos no superen el 50 % del ingreso medio del área del Condado de Riverside.

**UBICACIÓN :** La propiedad se encuentra en tres parcelas, con un total aproximado de 7.1 acres, ubicadas en 25342 Jackson Avenue, 40720 Vista Murrieta y 40740 Vista Murrieta, en la ciudad de Murrieta, condado de Riverside, California, e identificadas con los números de parcela del Tassador 949-190-020, 949-190-021 y 949-190-124.

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, ubicada en 3403 Tenth Street, Suite 300, Riverside, CA 92501. La EA se puede descargar en la siguiente dirección del sitio web <https://rlvcohws.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: Alicia James en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a [maljames@rlvco.org](mailto:maljames@rlvco.org). Todos los comentarios recibidos en la dirección indicada anteriormente, en o alrededor del 12 de mayo de 2026, serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a qué Aviso se dirigen.

**LIBERACIÓN DE FONDOS**

El Condado de Riverside certifica a la Oficina 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 establece una acción para hacer cumplir las responsabilidades se han cumplido satisfactoriamente. 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 basados en proyectos del programa de vales de elección de vivienda en nombre del Condado de Riverside.

**OBJECIONES A LA LIBERACIÓN DE FONDOS**

HUD aceptará objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que 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 tomó 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: (1) Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov y (2) Planificación y Desarrollo comunitarios 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 período de objeción.

**The Press-Enterprise**  
**Published: 4/26/26**



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

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

**Project Information**

**Project Name:** Vista-Heights-Murrieta-Multi-Family

**HEROS Number:** 900000010342875

**Project Location:** 25342 Jackson Ave, Murrieta, CA 92562

**Additional Location Information:**

Project Site to include 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta and is comprised of APNs; 949-190-020, 949-190-021, 949-190-024.

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

The project is a proposed 100% affordable multi-family residential development. The project site comprises three (3) parcels located at 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta and is comprised of APNs: 949-190-020, 949-190-021 and 949-190-024. The proposed project includes 214-unit multi-family development (which includes two manager's units) affordable rental housing complex for low-income families. The Proposed Project will consist of a total one-hundred and four (104) one-bedroom units, fifty-six (56) two-bedroom, and fifty-four (54) three-bedroom units, with 2 units restricted as manager's units. The Project is within a four-story building with a height of 48 feet. The proposed project includes 302 parking spaces and on-site amenities.

**Funding Information**

Grant Number	HUD Program	Program Name	
PBV3-22-022	Public Housing	Project-Based Voucher Program	\$3,588,480.00

**Estimated Total HUD Funded Amount:** \$3,588,480.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$94,569,445.00

**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.

APR 02 2024 3.19

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	<p>BIO-2 Pre-construction Burrowing Owl Surveys and Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.</p>
Hazards and Nuisances including Site Safety and Site-Generated Noise	<p>Mitigation Measures NOISE-1: Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible. NOISE-2: Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. NOISE-3: A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12). The Proposed Project would not create exposure of persons to or generation of excessive ground borne vibration or</p>

	<p>ground borne noise levels. The Proposed Project is required to comply with the vibration standards of the City of Murrieta Municipal Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, no impacts would occur. NOISE-4: The applicant shall utilize the quietest available equipment for loading and unloading activities, landscaping maintenance, and other operational activities that generate noise. NOISE-5: Loading and unloading activities and vehicle idling shall occur as far as possible from the nearest noise- and vibration-sensitive land uses. NOISE-6: The applicant shall install 5'-6" tubular fencing around the Project site along with robust vegetation in order to screen potential propagation of noise from the development towards sensitive residential land uses (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12). Therefore, less than significant impacts would occur. The Project site will require the demolition of existing single-family structures. All construction activity would be conducted in accordance with the permissible hours of construction as stated in Section 5.7 of the City of Murrieta Municipal Code (Code). Notwithstanding compliance with the Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the construction</p>
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>BIO-1: Pre-construction Nesting Bird Survey: If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be conducted for the proposed Project plus a 100-foot survey radius (where accessible) during nesting bird season by a Qualified Biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. If an active nest is observed, a no-work buffer shall be implemented around the nest of appropriate size for the nesting species and for the individual disturbance tolerance of the nesting pair. The no-work buffer shall be communicated to all personnel and shall be removed upon completion, or failure, of the nest.                  BIO-2: Pre-construction Burrowing Owl Surveys and</p>

	<p>Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.</p>
Cultural	<p>CR-1: In the event cultural resources or archaeological resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained, the Project proponent shall retain a qualified professional archaeologist, subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action. If avoidance of the resources is not feasible, requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the finding has been appropriately avoided or mitigated, work in the area may resume. CR-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains. Based on the findings in this study, if there are no significant unexpected discoveries during future construction, proposed future projects would not cause a substantial adverse change to the</p>

	significance of cultural resources as defined in Section 15064.5.
--	---

**Project Mitigation Plan**

Mitigation Measures shall become conditions of approval that are regulated and monitored by The City of Murrieta. The Planning Department shall be the lead Agency confirming the conditions have been satisfied pursuant to the adopted Mitigation Monitoring and Reporting Plan (MMRP).

Vista Murrieta ISMND 7-17-2023(1).pdf

**Determination:**

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

Preparer Signature: Alicia Jajmes Date: 3/12/2024

Name / Title/ Organization: Alicia Jajmes / / RIVERSIDE COUNTY

Certifying Officer Signature: Chuck Washington Date: 4/02/2024

Name/ Title: Chuck Washington, 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 Naomy Li  
DEPUTY

FORM APPROVED COUNTY COUNSEL  
BY: Amrit P. Dhillon 3/13/2024  
AMRIT P. DHILLON DATE

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

**Project Information**

**Project Name:** Vista-Heights-Murrieta-Multi-Family

**HEROS Number:** 900000010342875

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

**RE Preparer:** Alicia Jaimes

**State / Local Identifier:** CA

**Certifying Officer:** Chuck Washington

**Grant Recipient (if different than Responsible Entity):** Alliant Strategic Development

**PHA Code:**

**Point of Contact:** Jordan Clark

**Consultant (if applicable):** Elevated Entitlements

**Point of Contact:** Michael Brown

**Project Location:** 25342 Jackson Ave, Murrieta, CA 92562

**Additional Location Information:**

Project Site to include 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta and is comprised of APNs; 949-190-020, 949-190-021, 949-190-024.

**Direct Comments to:**

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

The project is a proposed 100% affordable multi-family residential development. The project site comprises three (3) parcels located at 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta and is comprised of APNs: 949-190-020, 949-190-021 and 949-190-024. The proposed project includes 214-unit multi-family development (which includes two manager's units) affordable rental housing complex for low-income families. The Proposed Project will consist of a total one-hundred and four (104) one-bedroom units, fifty-six (56) two-bedroom, and fifty-four (54) three-bedroom units, with 2 units restricted as manager's units. The Project is within a four-story building with a height of 48 feet. The proposed project includes 302 parking spaces and on-site amenities.

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

The primary purpose of the proposed project is to develop 214-unit multi-family development (which includes two manager's units) affordable rental housing complex for low-income families. The Proposed Project will consist of a total one-hundred and four (104) one-bedroom units, fifty-six (56) two-bedroom, and fifty-four (54) three-bedroom units, with 2 units restricted as manager's units. The City of Murrieta Housing Element, dated June 6, 2023 shows that there is more than sufficient demand for affordable housing. According to the Housing Element, 26.6 percent of households in Murrieta are either Extremely low, Very Low, or Low income. Extremely low-income households cannot afford market-rate rental or ownership housing in Murrieta without assuming a substantial cost burden, and low-income households in Murrieta would not be able to find adequately sized affordable apartment units. This project would assist the City with meeting housing needs for extremely low and low-income households.

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

The Vista Murrieta Multi Family project is proposed at three (3) parcels located at 25342 Jackson Avenue, 40740 Vista Murrieta, and 40720 Vista Murrieta. The total acreage of the Project site is 7.1-acres of land located northeast corner of Walsh Center Drive and Sparkman Court, South of Vista Murrieta, CA 92562, in the City of Murrieta, Riverside County, California, identified as Assessor Parcel Numbers 949-190-020, 949-190-021, 949-190-024 (Property). and the site encompasses three parcels that are zoned O (Office) per the County of Riverside Municipal Code. The topography of the site varies with most of the site not having a slope greater than 20%. There are no known animal habitats other than the possibility Burrowing Owl, or historical features.

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

- [Vista Murreita 0033.JPG](#)
- [Vista Murreita 0032.JPG](#)
- [Vista Murreita 0031.JPG](#)
- [Vista Murreita 0030.JPG](#)
- [Vista Murreita 0029.JPG](#)
- [Vista Murreita 0028.JPG](#)
- [Vista Murreita 0027.JPG](#)
- [Vista Murreita 0026.JPG](#)
- [Vista Murreita 0025.JPG](#)
- [Vista Murreita 0024.JPG](#)
- [Vista Murreita 0023.JPG](#)

**Determination:**

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

**Approval Documents:**

**7015.15 certified by Certifying Officer  
on:**

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
PBV3-22-022	Public Housing	Project-Based Voucher Program	\$2,951,040.00

**Estimated Total HUD Funded,  
Assisted or Insured Amount:** \$2,951,040.00

**Estimated Total Project Cost [24 CFR 58.2 (a)  
(5)]:** \$102,364,098.00

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The French Valley Airport is the nearest commercial airport, 3.7 miles from the project site in Southwest Riverside County. Please see the Vista Murrieta Airport Map attached for reference. The project complies with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project site is located 25 miles east of the Pacific Ocean. This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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). According to the Southern California Association of Governments, the project is located in an area of minimal flood hazard. Please see attached Vista Murrieta Flood Hazard Map for reference. The project is in compliance with Flood Insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following:

<p>particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>Lead, Nitrogen dioxide, Ozone, Particulate Matter, &lt;2.5 microns, Particulate Matter, &lt;10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project site is located 25 miles east of the Pacific Ocean and 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.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act. Please see attached CNDDDB map for reference to species list.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>As shown in the Phase 1 report attached below 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.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. According to the California Important</p>

		<p>Farmland Finder (attached below), the project complies with the Farmland Protection Policy Act and the Williamson Act.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project complies with Executive Order 11988. According to the Southern California Association of Governments, the project is located in an area of minimal flood hazard. Please see attached Vista Murrieta Flood Hazard Map for reference.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. A Cultural Resources Assessment conducted by EnviroPro Consulting, LLC dated April 2022. As part of the current archaeological study, 7.5 acres of land were inventoried to determine whether significant cultural resources would be affected by the proposed Project. The survey failed to identify any archaeological resources that indicated human activities older than 50 years of age; therefore, no significant impacts to previously documented or undiscovered cultural resources are expected as part of the proposed Project. The records search conducted by Pechanga did not reveal any known archaeological or tribally sensitive resources. In addition, the authorized Pechanga Monitor did not identify any tribally sensitive resources during the survey. Because the Project did not identify any significant historic or prehistoric sites, the Project meets and complies with local preservation policies regarding cultural resources in the City of Murrieta General Plan, Cultural Resource Preservation (Municipal Code, Title 16, Article III, Chapter 16.26). The project complies with Section 106.</p>

<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. As show in the attached map the nearest Sole Source Aquifer is an estimated 69.3 miles south of the project site in southern San Diego County.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the United States Fish and Wildlife Service, National Wetlands Inventory the project site is outside of 500ft from two riverines. Please see the wetlands map attached for reference. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the United States Fish and Wildlife Service, National Wetlands Inventory the project site is outside of 500ft from two riverines. Please see the wetlands map attached for reference. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</p>

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated

- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	1	<p>Conformance with plans and zoning: According to the City of Murrieta Municipal and General Plan (2025) the Project is zoned Office and has an Office and Research Park designation as part of the General Plan Land Use. The Project falls within a Transit Oriented Districts (TOD) Overlay. This overlay allows for Multi-Family Residential uses. In compliance with the allowable uses in the TOD overlay the Project meets the Vista Murrieta General Plan Land Use Element Policy LU-1.1 "Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2035 on the General Plan Land Use Policy Map (Exhibit 3-4)". The Project complies with all hazard protection as described in section IX of this ISMND "Hazards and Hazardous Materials", resource preservation, and the TOD Overlay District regulations. Therefore, no impacts would occur. Compatibility and Urban Impact: The Proposed Project is located within an area where most of the surrounding parcels are developed private</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>properties. The nearest development is an apartment development along Walsh Center Drive. The Proposed Project site is not adjacent to a scenic highway nor has any scenic resources onsite. Given the nature of the Proposed Project, there would be minimal obstruction to the surrounding parcels. There are no protected rock outcroppings or historic buildings on the Project site. Overall, the Proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. The Proposed Project would not physically divide an established community, because the Project is in an area where there are existing single family residences immediately adjacent to the Project Site. These areas are zoned Office but are mainly underdeveloped. Therefore, no impacts would occur.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>2</p>	<p>Soil Suitability: Subsurface exploration was performed on Jan 17 and 20, 2022, using a truck-mounted hollow-stem-auger drill rig to drill ten bores throughout the site to a maximum depth of 21 feet. The exploratory logs and sample descriptions were reconciled to reflect laboratory test results with regard to ASTM D 2487. The earth materials</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>encountered included residual topsoil and Pauba Formation bedrock. Four infiltration tests were conducted on Jan 24, 2022, using the double ring infiltrometer test method to evaluate near surface infiltration rates. The infiltration tests were located 6 feet below existing grades and performed according to the requirements of double ring infiltration testing, ASTM D 3385, and Appendix A of the Riverside County Santa Margarita River Watershed Region Design Handbook. No signs of flooding or erosion occur. The risks associated with flooding and erosion will be evaluated and mitigated by the project design Civil Engineer during project plan check. The following best management practices will be implemented by the project design Civil Engineer: fiber rolls will be placed on the slopes, gravel bags will be utilized at any sump condition for protection of drainage inlets, silt fencing would be installed around the perimeter of the Project to contain flows on-site, wind screening will be added to any construction fence to prevent wind erosion. The Project site is not located in an area of high liquefaction susceptibility. Based on the depth to groundwater in the project vicinity, risks associated with</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>liquefaction are considered "negligible." Groundwater was not observed to a total depth of 21 feet, which meets the minimum separation of 10 feet from the bottom of infiltration facility to the Earth Strata Geotechnical Services 4 Mar 24, 2022, Project Number 214068-12A groundwater mark. According to the California Geology Survey the project is not located in an area with historically high groundwater conditions. Potential groundwater impact is considered low. However, adherence to California Building Code Seismic Design Standards, Chapter 16: Structural Design would further assure a less than significant impact due to liquefaction. Therefore, less than significant impacts would occur. Slope: See attached report Erosion: See Attached Report</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>3</p>	<p>The Proposed Project would not store or release any hazardous materials onsite. The Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5. Emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or Proposed schools that are within a quarter mile from the Project site. The nearest school</p>	<p>Mitigation Measures NOISE-1: Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible. NOISE-2: Noise and ground borne vibration</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>is located to the northeast and more than a half-mile away. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the Project has adequate access from two or more directions. Being in a sparsely populated location, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, no impacts would occur. Noise: The Project site consists of a 100% affordable multi-family apartment complex with an adjoining parking lot. Once operational, the dominant sources of operational noise during project operation would include cars entering and leaving the property on Walsh Center Drive and loading and unloading activities. Other potential noise sources would include landscaping maintenance, conversations in parking lots, vehicle doors closing, and car alarms. Activities that typically occur in parking lots can generate noise levels of between 49 dBA (tire squeals) and 74 dBA (car alarms) at 50 feet from the noise source. The Proposed Project has the potential to impact sensitive receptors,</p>	<p>construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. NOISE-3: A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12). The Proposed Project would not create exposure</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>including single-family residences, located to the north, west, east, and south of the Project site. Although the single-family residences to the north, west, and east of the Project site are located more than 300 feet away, it is important to note that there are single-family residences located within 300 feet to the south of the Project site. Overall, due to the proximity of the Project to the single-family homes, Impacts can be less than significant with mitigation (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12).</p>	<p>of persons to or generation of excessive ground borne vibration or ground borne noise levels. The Proposed Project is required to comply with the vibration standards of the City of Murrieta Municipal Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, no impacts would occur. NOISE-4: The applicant shall utilize the quietest available equipment for loading and unloading activities, landscaping maintenance, and other operational activities that generate noise. NOISE-5: Loading and unloading activities and vehicle idling shall occur as far as possible from the nearest noise- and vibration-sensitive land uses. NOISE-6: The applicant shall install 5'-6" tubular fencing around the Project site along with robust vegetation in order to screen potential propagation of noise from the development towards sensitive residential land uses (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12). Therefore, less than significant impacts would occur. The Project site will require the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			<p>demolition of existing single-family structures. All construction activity would be conducted in accordance with the permissible hours of construction as stated in Section 5.7 of the City of Murrieta Municipal Code (Code). Notwithstanding compliance with the Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the construction</p>
<b>SOCIOECONOMIC</b>			
<p>Employment and Income Patterns</p>	<p>2</p>	<p>The City of Murrieta has a population of 118,734, with an average household income of 134,170, average household size of 3.2 and a median age of 38 according to data analyzed by Emsi (Emsi California Zips Emsi Q2 2019). The average household size in the City of Murrieta is 3.2 with 29% if those residents having bachelor's degrees or higher. The labor force is around 60,106 people and the city has approximately 36,306 households (Emsi California Zips Emsi Q2 2019). The primary retail trade area of the city generates about \$3,993,000,032 of revenue annually and the fastest growing industry in the city is construction (Emsi California Zips Emsi Q2 2019). Although</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the City of Murrieta is one of the most affordable Cities in the southwestern Riverside County area the Proposed Project will be bringing in 213 affordable housing units to the immediate area providing more opportunity for those who cannot find an affordable option in the area. The Project itself is expected to take 12-16 months to construct with an expected starting date in Q4 of 2024. This will bring another opportunity for construction to the area. Which in turn will generate new economic activity as well as opportunities for housing for those who would not otherwise be able to afford housing in a safe and well managed place. Therefore, the impacts would be less than significant.</p>	
<p>Demographic Character Changes / Displacement</p>	<p>2</p>	<p>Demographic Character Changes: The Proposed Project would not induce significant population growth in the area with the development of a 100% affordable multi-family development. The Project would include the extension of roads and infrastructure, which will be consistent with the surrounding urbanized area. Therefore, the impacts would be less than significant. Displacement: The Proposed Project would remove two existing single-family homes from the property. However, a 100% affordable multi-family</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		development will be developed in order to contribute to housing needs in the City of Murrieta and State of California. Therefore, the impacts would be less than significant.	
Environmental Justice EA Factor	2	Project does not fall in Disadvantage Community Zone	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	In accordance with Murrieta Municipal Code Section 16.36.070 "School Facilities" "within 20 days of receipt of application for entitlement the applicable school district shall prepare a school impact analysis". This analysis will determine impacts on the school district and demand for schools in the area.	
Commercial Facilities (Access and Proximity)	2	This Proposed Project will not include any commercial facilities.	
Health Care / Social Services (Access and Capacity)	1	Health Care: The Proposed Project will be providing social services, which will be described in the Social Services section of this document. As part of those social services the developer will be working directly with the Riverside University Health System Behavioral Health. Social Services: The Project is increasing the amount of available housing in the area but not to the extent that the public services in the area would be negatively impacted. This is based off of the will serve letters received from all	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>local utilities as well as the Project being 100% affordable. The affordability of the Proposed Project will allow the population in the local area which lives below the poverty line an opportunity to live in an area with increasing home prices. According to Realtor.com the median listing home price is 649.9 thousand dollars. Finally, Alliant Strategic (the developer) proposes a variety of social welfare services. These services include adult education classes, health and wellness programs and skill building courses onsite. Alliant Strategic will be working with the Riverside University Health System - Behavioral Health (RUHS-BH) to provide wraparound service to the 8 tenants who have formerly experienced homelessness.</p>	
<p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p>	<p>2</p>	<p>The Trash Purveyor in the area around the Project site is Waste Management. The Project proposes to construct a 213-unit apartment complex. According to the Environmental Protection Agency the average American generates about 4.51 pounds of municipal solid waste per day. Under the assumption that each unit in the apartment complex has an average of 2 residents, and that they generate MSW at the national average rate, then the complex could generate around 1,926 pounds of trash per day.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>The formula for this calculation is as follows (4.51 lbs. per person per day x 2 persons per unit X 213 units). According to the City of Murrieta General Plan Solid Waste section in 2009 the City of Murrieta Generated approximately 58,783 tons of solid waste. The proposed development would only generate an additional 351 tons of solid waste per year which would have a negligible impact on the solid waste system's annual throughput. Therefore, the impacts would be less than significant.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>The Proposed Project would not generate excessive excess wastewater nor significantly impact the capacity of local infrastructure. The Project is being proposed in an area that has already been developed and is capable of handling the waste generated. The Eastern Municipal Water District maintains both sewer main and water main lines, which run the length of Walsh Center Drive, both providing service to the Project site. Furthermore, a sewer will server was received from the Eastern Municipal Water District on October 25, 2022, stipulating that the Water District had the capacity to serve the sewage which is expected to be generated from the Proposed Project. Therefore, less than significant impacts would occur.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Water Supply (Feasibility and Capacity)	2	<p>The Proposed Project would not violate any water quality standards or waste discharge requirements. Running water will be provided by accessing the main waterline in the neighborhood public right of way. The wastewater from the Project will be properly disposed of through the City's sewer system. Additionally, based on existing site conditions and Proposed Project activities, the Project would alter some existing drainage patterns of the site. However, these impacts do not include the alteration of the course of a stream or river because no wetlands, streams or riparian habitats were found on site (Vista Murrieta Biological Study pg. 9). The Proposed Project will increase site discharge by 6.29 cfs and the existing site does not retain any storm water in the existing condition (Walsh Center Drive Multi-Family Condominium Development Preliminary Hydrology Report pg. 3). Considering the augmentations to the drainage from the Proposed Project released flows into the city storm drain system will not exceed the 90% flow for an existing 100-year storm event (Walsh Center Drive Multi-Family Condominium Development Preliminary Hydrology Report pg. 3). The increase in the rate</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>or amount of surface runoff in a manner which would result in flooding on, or off site has been accounted for and will be made negligible due to proper onsite drainage and adequate landscaping. Therefore, less than significant impacts would occur.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>Police: The population of the City of Murrieta is 118,734. The Murrieta Police Department has 106 Police Officers. The International City/County Management Association states that the average community has 1.8 to 2.6 officers per 1000 people. The City of Murrieta has a ratio of .8939. Although this ratio is lower than the average, the City of Murrieta has the lowest crime rates in Southwestern Riverside county. The Proposed Project will be constructing a four story 213-unit affordable multi-family residential apartment complex on a 7.1 gross acre site. According to the City of Murrieta General Plan 2035 EIR, the multi-family law enforcement mitigation fee is \$240.06 per unit. The Proposed Project law enforcement mitigation fee will be \$51,372.84. As individual projects are proposed within the City, the Murrieta Police Department service levels and staffing requirements would be evaluated to determine if additional staffing and/or</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>facilities would be required. As the proposed General Plan buildout would occur over a 25-year period, the Murrieta Police Department would effectively plan for increases in population and police protection service demand. The following goals and policies in the proposed General Plan 2035 (Safety Element Goals SAF-9, SAF-10, SAF-11, and their associated policies), and continued collection of DIF Fees would reduce impacts resulting from the proposed General Plan 2035 to a less than significant level. No service shortfall requiring additional personnel or equipment is anticipated as a result of the implementation of the proposed General Plan 2035. Therefore, less than significant impacts would occur. Fire: The proposed Project will be constructing a four story 213-unit affordable multi-family residential apartment complex on a 7.1 gross acre site. According to the City of Murrieta General Plan 2035 EIR, the fire department development fee for multi-family dwellings is \$988.44 per unit. The fire department development fee for the Proposed Project will be \$211,526.16. Funding for fire services and facilities would be paid in part by developer fees and general funds. This would ensure that new developments</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>would not reduce the staffing, response times, or existing service levels within the City. Therefore, implementation of the proposed General Plan 2035 would result in less than less than significant impacts to fire protection and emergency services. As such, implementation of the Proposed General Plan 2035 would not result in cumulatively considerable fire protection impacts. Therefore, less than significant impacts would occur. Emergency Medical: The Proposed Project would not increase the demand for public services since the Project is within an urbanized area that has sufficient fire and police protection. The Project is located 0.7 miles away from the Temecula Valley Hospital, 2 miles from the Murrieta Police Department and 5.1 miles from the Murrieta Fire Department Station #5. Therefore, no impacts would occur.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>1</p>	<p>Park: According to the City of Murrieta General Plan 2035, the City has adopted a standard of 5 acres of parkland per 1,000 residents. With the inclusion of the 115.48 acres of MVUSD facility open space, and the 40 acres of future opportunity sites, a total of 622.72 acres of parkland and open space would be available in the year 2035 for a population of 133,452. However, to meet the standard</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>of 5 acres per 1,000 residents, a total of 667.26 acres would be needed in the year 2035; therefore, there would be a deficit of 44.54 acres of parkland. The Project will pay a Parkland Development Impact fee of \$3,210.00 (\$15.00 per unit) assisting the city's parks and open spaces. The Proposed Project will include a children's play area reducing the Projects impact on surrounding community parks Therefore, less than significant impacts would occur. Recreation: According to the City of Murrieta General Plan 2035, the City has adopted a standard of 5 acres of parkland per 1,000 residents. With the inclusion of the 115.48 acres of MVUSD facility open space, and the 40 acres of future opportunity sites, a total of 622.72 acres of parkland and open space would be available in the year 2035 for a population of 133,452. However, to meet the standard of 5 acres per 1,000 residents, a total of 667.26 acres would be needed in the year 2035; therefore, there would be a deficit of 44.54 acres of parkland. The Project will pay a Parkland Development Impact fee of \$3,210.00 (\$15.00 per unit) assisting the city's parks and open spaces. The Proposed Project will include a children's play area reducing the Projects impact on surrounding</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		community parks Therefore, less than significant impacts would occur.	
Transportation and Accessibility (Access and Capacity)	2	<p>A Vehicle Miles Traveled (VMT) screening memo describing the potential traffic impacts were completed by Transulations Inc. on February 17, 2022. Trip generation for the Project was based on rates for Land Use 223 "Affordable Housing" from the ITE Trip Generation, 11th Edition. The memorandum concluded that the number of vehicles traveled generated by the Project would be less than 100 peak hour trips. In the memorandum provided by Transulations Inc. AM peak hours trips for the Proposed Project are estimated to be no greater than 77 trips. Additionally, PM peak hour trips are anticipated to be no greater than 98 total trips. Since the project generates less than 100 trips, it remains below the thresholds requiring a full VMT Traffic Analysis. The Proposed Project does not meet thresholds for a full Traffic Study and is therefore consistent with the City's General Plan. The Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) subsection (1) Land Use Projects. As described in subsection a) of the Transportation section of this report (2023 CEQA Guidelines</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>pg. 189). The project does not meet a threshold of significance as defined by ITE Trip Generation, 11th Edition which would require a VMT analysis. The project is also at the intersection of three major transit corridors that are all less than half a mile away. Those corridors being the Temecula Valley Freeway to the west, the Escondido Freeway to the northeast, and Murrieta Hot Springs Road to the southwest. Taking the proximity to major transportation corridors into account and the Project being below the thresholds of significance described above Therefore, impacts would be less than significant.</p>	
<b>NATURAL FEATURES</b>			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>Unique Natural Features: According to Agricultural Resources, the California Department of Conservation, and Farmland Mapping and Monitoring Program, the Proposed site is not within an area identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. As proposed, the Project would not convert Farmland to non-agricultural use. The Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Proposed Project site is within an area that does not</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>contain forest lands. There is no impact, and no further analysis is warranted. The Proposed Project would not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use. The Proposed Project site does not contain forested lands. There is no impact, and no further analysis is warranted. Therefore, no impacts would occur. Water Resources: The Project would not substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the Proposed Project will not be using a well to supply running water. The Proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. There would be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity, or direction of storm water flows originating from or altered by the Project in section d of the Hydrology</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>and Water Quality section. The Proposed watershed is broken down into five drainage areas. Drainage area (DA 1) consists of two subareas (DMA A1 and A2) consisting of the pervious area (landscaping and natural soil type B) that drain directly offsite to the public storm drain system. This drainage area will be treated as Self-Mitigating area per the San Diego BMP Manual. Drainage area (DA 2) consists of the impervious walkway and pervious landscaping. The impervious area is more than 5 percent of the self-mitigating area and also the pervious area is composed of Hydrologic Soil Group B. Therefore, the DA 2 will be treated as Impervious Area Dispersion SD-B (Self-retaining). Drainage area (DA 3) consists of landscaped area, parking lot, walkway and half portion of the building structure. The drainage flows north to south, where it is captured in a drain inlet which will then flow into the underground chamber-1. The chambers are sized for 10-year, 24-hour storms to comply with HCOC Management to filter the stormwater runoff. The runoff from the drainage area (DA 4) with subarea D will be collected in the underground chambers 2 which is sized for 10-year, 24-hour storm to comply with HCOC Management to filter the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
	.	<p>stormwater runoff. The roof runoff from this Drainage Area will be collected by roof gutters by others and discharge into the Proposed inlets, then eventually flow into the underground chamber-2. Drainage area (DA 5) with subarea DMA E include the walkway (PCC pavement), AC pavement and Natural Soil Type-B. This drainage will be flowing from the northeast to the southwest at a low point toward the end of Walsh Center Drive following the existing public storm drain system. Please refer to Figure 8 Drainage Management Areas for reference. See attached report</p>	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	<p>Elevated Entitlements LLC conducted a field survey on March 2, 2022, and found that the Project site provides very limited marginal nesting habitat for ground- and shrub-nesting bird species protected under the Migratory Birds Treaty Act (MBTA). Additionally, the subject site does not fall within an MSHCP Criteria Cell. Therefore, if construction occurs during the nesting bird season (February 1 to September 1), Mitigation Measure BIO-1 shall be implemented in order to ensure impacts are less than significant to potential nesting birds. In addition, the subject site has the potential for burrowing owl</p>	<p>BIO-1: Pre-construction Nesting Bird Survey: If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be conducted for the proposed Project plus a 100-foot survey radius (where accessible) during nesting bird season by a Qualified Biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>species to forage on site and nest in adjacent areas. However, no Burrowing Owls were found onsite. Suitable burrows for Burrowing Owl were observed within the subject site during the field survey. Therefore, impacts to Burrowing Owl would be less than significant with the implementation of Mitigation Measure BIO-2. No potential jurisdictional waters features were observed within the subject site. Areas potentially subject to USACE, RWQCB, and CDFW jurisdiction were assessed during the literature review and field visit. No state or federally defined streams, swales, wetlands, vernal pools, or potential vernal pools are mapped by the United States Geological Services (USGS) within the subject site. Overall, with implementation of Mitigations Measures BIO-1 and BIO-2 potential impacts would be less than significant.</p>	<p>disturbance. If an active nest is observed, a no-work buffer shall be implemented around the nest of appropriate size for the nesting species and for the individual disturbance tolerance of the nesting pair. The no-work buffer shall be communicated to all personnel and shall be removed upon completion, or failure, of the nest. BIO-2: Pre-construction Burrowing Owl Surveys and Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Other Factors 1	2	<p>Flood Disaster Protection Act: Based on existing site conditions and Proposed Project activities, the Project would alter some existing drainage patterns of the site. However, these impacts do not include the alteration of the course of a stream or river because no wetlands, streams or riparian habitats were found on site (Vista Murrieta Biological Study pg. 9). The Proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or United States Fish and Wildlife Service because no such habitat has been identified or is known to exist on the Project site. The property supports three distinct vegetation types, ruderal, California buckwheat scrub along the paved road and a double olive tree row. The majority of the property is occupied by ruderal vegetation comprising a mixture of non-native Mediterranean grasses, foxtail brome and red-stemmed filaree. There are no defined watercourses on the site. Therefore, no impacts would occur. The Proposed Project will increase site discharge by 6.29 cfs and the existing site</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>does not retain any storm water in the existing condition (Walsh Center Drive Multi-Family Condominium Development Preliminary Hydrology Report pg. 3). Considering the augmentations to the drainage from the Proposed Project released flows into the city storm drain system will not exceed the 90% flow for an existing 100-year storm event (Walsh Center Drive Multi-Family Condominium Development Preliminary Hydrology Report pg. 3). The increase in the rate or amount of surface runoff in a manner which would result in flooding on or off site has been accounted for and will be made negligible due to proper onsite drainage and adequate landscaping. Therefore, less than significant impacts would occur.</p>	
Other Factors 2	2	<p>According to the Riverside County Airport Land Use Compatibility Plan Policy Document (201), the Proposed Project is not within the Airport Safety Review Area. The Project does not fall within 500 to 1000 feet of an airport runway clear zone or a clear zone disclosure. The Project Site is located approximately three miles southwest from the French Valley Airport and it is not located within an Airport Land Use Plan or within two miles of a public use airport.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Therefore, the Proposed Project would not result in a safety hazard for people residing or working in the Project area. As a result, no impacts would occur.	
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The proposed residential development includes both construction and operational impacts. Construction impacts include emissions associated with site grading/preparation, utilities installation, construction of a building, and paving. Operational impacts include emissions associated with the project, including traffic, at full build-out. The air quality and GHG analysis for the proposed residential development in Murrieta, California evaluated emissions associated with both the construction and operation of the project. Emissions associated with construction and operation were compared with significance thresholds developed by the SCAQMD, which provide a conservative means of evaluating whether project emissions would cause a significant impact on the ambient air quality or whether further evaluation is warranted. Emissions associated with construction and operation are below the significance thresholds for all criteria pollutants as well as cumulative GHG emissions. On December	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>8, 2015, Riverside County adopted their General Plan including a Climate Action Plan (CAP). This CAP contains guidance for Riverside County's greenhouse gas emissions. This plan provides a threshold of 3,000 metric tons (MT) of CO<sub>2</sub>e. The proposed project would generate an estimated total of 2,292.61 metric tons of CO<sub>2</sub>e emissions during construction. The SCAQMD recommends amortizing construction emissions over a period of 30 years to estimate the contribution of construction emissions to operational emissions over the project lifetime. Amortized over 30 years, the construction of the project will generate approximately 76.42 metric tons of CO<sub>2</sub>e.</p>	
Energy Efficiency	2	<p>The Proposed Project would develop a four-story multi-family building with 213 dwelling units. The Proposed Project is required to comply with the energy conservation standards established in Title 24 of the California Administrative Code. California's Energy Efficiency Standards for Residential Buildings located in Title 24, Part 6 of the California Code of Regulations and commonly referred to as "Title 24," which was established in 1978 in response to a legislative mandate to reduce California's</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 Standards will continue to improve upon the 2016 Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The effective date of the 2019 Standards was January 1, 2020. The Energy Efficiency Standards are a specific response to the mandates of AB 32 and to pursue California energy policy that energy efficiency is the resource of first choice for meeting California's energy needs. The Proposed Project includes energy efficiency components to conserve energy, which are detailed below: Existing Infrastructure. Electricity Southern California Edison (SCE) provides electricity to the City of Murrieta through existing power lines located throughout the city as well as a network of substations located throughout the area. An example of the scale of the substations in the area is mentioned in the City of Murrieta's General Plan Infrastructure Element. The</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Triton transmission substation is a 115/12 kilovolt facility located in the City of Temecula. SCE generates power through a variety of renewable means such as wind, solar, geothermal, and hydroelectric. Southern California Edison plans to have 80% of their grid supplied by Carbon free energy by 2030 according to The Clean Power and Electrification Pathway which the utility provider (SCE) published in 2017. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. Three letters dated 06-14-22 and sent for the three parcels making up the Project Site stated that SCE will have the capacity to service the site. The estimated power requirements for the Proposed Project are part of the total load growth forecast for the City of Murrieta and has been considered in the planned growth of Southern California Edison's power system. Because SCE will have the capacity to service the site and because SCE is in the midst of converting their existing power generation infrastructure to more sustainable carbon free means of power generation the potential energy impacts for the site would be less than significant. Natural Gas See attached Report</p>	

**Supporting documentation**

[CNDDDB.pdf](#)

[MurrietaReportReduced4-28-22.pdf](#)

[Vista Murrieta Noise Study\(1\).pdf](#)

[Vista Murrieta AQ-GHG with CEQA and Appendix\(1\).pdf](#)

[apsi\\_003990\\_19910117\\_plate1.pdf](#)

[VMT Memo Vista Murrieta.pdf](#)

[Vista Murrieta Traffic Impact Analysis.pdf](#)

[Vista Murrieta AQ-GHG with CEQA and Appendix.pdf](#)

**Additional Studies Performed:**

Walsh Center Drive Multi-Family Condominium Development 40720 and 40740 Vista Murrieta and 25342 Jackson Preliminary Hydrology Report April 2022 Project Specific Water Quality Management Plan August 2022 Noise Analysis for 40740 Vista Murrieta, Murrieta, CA 92562 March 10, 2023 Vehicle Miles Traveled Memo Translution Inc. February 17, 2022 CULTURAL RESOURCES ASSESSMENT OF APPROXIMATELY 10.3 ACRES OF LAND OF THREE PARCELS (APN 949-190-020, 949-190-021, AND 949-190-024) in MURRIETA, RIVERSIDE COUNTY, CALIFORNIA April 2022 Vista Murrieta Biological Study July 15, 2022 Preliminary Summary Letter, Geotechnical Interpretive Multi-Family Residential Development Assessor's Parcel Number 949-190-020, 949-190-021, 190-190-024, Located at 40740 and 40720 Vista Murrieta and 25342 Jackson Avenue, City of Murrieta, Riverside County, California January 21, 2022 Preliminary Geotechnical Interpretive Multi-Family Residential Development Assessor's Parcel Number 949-190-020, 949-190-021, 190-190-024, Located at 40740 and 40720 Vista Murrieta and 25342 Jackson Avenue, City of Murrieta, Riverside County, California February 2, 2022

[6-29-23 Elevated Murrieta bio rpt\(2\).pdf](#)

**Field Inspection [Optional]:** Date and completed

by:

Alicia Jaimes

5/23/2023 12:00:00 AM

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

Ricardo Montijo (Biologist) Data from Calflora, California Native Plant Society (CNPS) Inventory; the California Consortium of Herbaria; the Information, Planning, and Conservation System (IPaC); the Biogeographic Information & Observation System (BIOS); and the California Natural Diversity Data Base (CNDDDB); U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (Corps), Santa Ana Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) regulations on sensitive biological resources and jurisdictional waters; and,

City of Murrieta Municipal Code City of Murrieta General Plan 2035 City of Murrieta General Plan Environmental Impact Report City of Murrieta General Plan Environmental Impact Report 05-03 Aesthetics California Department of Conservation Farmland Mapping and Monitoring Program Western Riverside County Important Farmland Map 2018 California Emissions Estimator Model (CalEEMod; Version 2020.4.0 Southern California Air Quality Management District EPA.gov National Pollutant Discharge Elimination System (NPDES) <https://www.epa.gov/npdes> California Department of Conservation: Mineral Land Classification Maps <https://maps.conservation.ca.gov/mineralresources/> Association of Environmental Professionals. 2007. Recommendations by the Association of Environmental Professionals (AEP) on How to Analyze Greenhouse Gas Emissions and Global Climate Change in CEQA Documents. June. California Air Pollution Control Officers Association. 2008. CEQA and Climate Change - Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act. January 2022. CalEEMod Version: CalEEMod.2020.4.0 SCAQMD. 2014. CEQA Significance Thresholds. <http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2> U.S. EPA. 2006. The U.S. Inventory of Greenhouse Gas Emissions and Sinks: Fast Facts. [www.epa.gov/climatechange/emissions/downloads06/06FastFacts.pdf](http://www.epa.gov/climatechange/emissions/downloads06/06FastFacts.pdf). CALFIRE Fire Hazard Severity Zones, CALFIRE Fire and Resource Assessment Program California Department of Forestry and Fire Protection, CALFIRE Fire Hazard Severity Zone Maps Riverside County November 21, 2022, <https://calfireforestry.maps.arcgis.com/apps/webappviewer/index.html?id=4466cf1d2b9947bea1d4269997e86553>

**List of Permits Obtained:**

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

n/a

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

The parcel had very limited marginal nesting habitat for ground- and shrub-nesting bird species. The European olive tree double row running east-west along the northern boundary of the property may provide nesting habitat for birds. At the time of the survey, we observed apparent nesting behavior by at least one Anna's hummingbird (localized movements for foraging, continual returning to the same

general location in the olive tree row). In addition, there is potential foraging habitat on site for the sensitive bird species listed in Table 1 (see attached bio report), which includes suitable habitat on site (such as the double olive tree row) and on the adjacent properties.

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

**Alternative 1 No Project:** California Environmental Quality Act (CEQA) regulations require assessment of a No Project Alternative. This alternative has been analyzed to determine whether environmental impacts associated with the Project will be lessened if planned improvements are not constructed or operated in any form. As noted above, the No Project Alternative would see the site conditions unchanged, which currently consist of a 213-unit 326,694 SF Multi-Family Apartment Complex which is 100% affordable. Impacts to the human environment would not occur as the lot is largely undeveloped. In turn impacts would likely not result from this alternative, specifically discussed in the above other sections reiterated in this report. As well as in the Initial Study of Mitigated Negative Declaration (ISMND) which was submitted to the City of Murrieta. **Alternative 2 Reduced Project Footprint:** With a reduced footprint, the following improvements would take place: situated on three lots totaling 295,333 square feet. With a reduced footprint The Project would significantly reduce grading, impacts to trees, as well as biological and cultural impacts. Although impacts could be significantly reduced, impacts could result from this alternative. Specifically, with a reduced footprint the Project would no longer meet its density requirements to receive investment from the federal government. The Proposed Project being 100% affordable would no longer be able to financially sustain itself which would make the Project unfeasible. This could in turn affect the City of Murrieta's contribution to the regional housing needs allocation (RHNA). And it could also have a relatively significant impact on the City of Murrieta's Housing Element. **Alternative 3 Different Project Location:** If the Project were to be removed from the City of Murrieta as previously stated there would be a relatively substantial impact to the housing needs of the City of Murrieta and to the local area. The Project is also a 100% affordable housing Project. This would provide options for people to live in the local area that would not be able to otherwise. According to US Census data the median household income in the City of Murrieta is \$91,654 annually and the median home value is \$620,000. The trends for home values are going up so affordable housing stock in an asset to not only the City of Murrieta but in the greater area. Moving the Project location out of the City of Murrieta could be detrimental to the area.

**No Action Alternative [24 CFR 58.40(e)]**

The Current Project site is located on three parcels in the City of Murrieta. The land is slightly developed with about 5 structures located on the property. Of the three parcels one is completely undeveloped vacant land. The Project site is located in

between Vista Murrieta and Walsh Center Drive located less than a half mile from the Temecula Freeway. If the Project were not to implement any of the recommendations laid out in the previous section of this document there would still be potential impacts to biological resources, potential impacts to cultural resources, transportation,

**Summary of Findings and Conclusions:**

We recommend that if construction will occur between February 1 and August 31 a qualified biologist conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	BIO-2 Pre-construction Burrowing Owl Surveys and Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012).	N/A	Mitigation Measures shall become conditions of approval that are regulated and monitored by The City of Murrieta.	

	<p>Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.</p>			
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>Mitigation Measures NOISE-1: Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible. NOISE-2: Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. NOISE-3: A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or</p>	<p>N/A</p>	<p>Mitigation Measures shall become conditions of approval that are regulated and monitored by The City of Murrieta.</p>	

	<p>owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public (Noise Analysis 40740 Vista Murrieta, Murrieta CA 92562 pg. 12). The Proposed Project would not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The Proposed Project is required to comply with the vibration standards of the City of Murrieta Municipal Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, no impacts would occur. NOISE-4: The applicant shall utilize the quietest available equipment for loading and unloading activities, landscaping maintenance, and other operational activities that generate noise. NOISE-5: Loading and unloading activities and vehicle idling shall occur as far as possible from the nearest noise- and vibration-sensitive land uses. NOISE-6: The applicant shall install 5'-6" tubular fencing around the Project site along with robust vegetation in order to screen potential propagation of noise from the development towards sensitive residential land uses (Noise Analysis 40740 Vista</p>			
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	<p>Murrieta, Murrieta CA 92562 pg. 12). Therefore, less than significant impacts would occur. The Project site will require the demolition of existing single-family structures. All construction activity would be conducted in accordance with the permissible hours of construction as stated in Section 5.7 of the City of Murrieta Municipal Code (Code). Notwithstanding compliance with the Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the construction</p>			
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>BIO-1: Pre-construction Nesting Bird Survey: If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be conducted for the proposed Project plus a 100-foot survey radius (where accessible) during nesting bird season by a Qualified Biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. If an active nest is observed, a no-work buffer shall be implemented around the nest of appropriate size for the nesting species and for the individual disturbance tolerance of the nesting pair. The no-work buffer shall be communicated to all personnel and shall be</p>	<p>N/A</p>	<p>Mitigation Measures shall become conditions of approval that are regulated and monitored by The City of Murrieta.</p>	

	<p>removed upon completion, or failure, of the nest. BIO-2: Pre-construction Burrowing Owl Surveys and Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.</p>			
<p>Cultural</p>	<p>CR-1: In the event cultural resources or archaeological resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained, the Project proponent shall retain a qualified professional archaeologist, subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action. If avoidance of the resources is not feasible, requirements pursuant to Section 15064.5 of</p>	<p>N/A</p>	<p>CR-1: In the event cultural resources or archaeological resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-</p>	

	<p>the CEQA Guidelines shall be followed. After the finding has been appropriately avoided or mitigated, work in the area may resume. CR-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains. Based on the findings in this study, if there are no significant unexpected discoveries during future construction, proposed future projects would not cause a substantial adverse change to the significance of cultural resources as defined in Section 15064.5.</p>		<p>foot radius of the area of discovery. If not already retained, the Project proponent shall retain a qualified professional archaeologist, subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action. If avoidance of the resources is not feasible, requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the finding has been appropriately avoided or mitigated, work in the area may resume. CR-2: In the event that human remains are unearthed during</p>	
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			<p>excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall</p>	
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			then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains. Based on the findings in this study, if there are no significant unexpected discoveries during future construction, proposed future projects would not cause a substantial adverse change to the significance of cultural resources as defined in Section 15064.5.	
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**Project Mitigation Plan**

Mitigation Measures shall become conditions of approval that are regulated and monitored by The City of Murrieta. The Planning Department shall be the lead Agency confirming the conditions have been satisfied pursuant to the adopted Mitigation Monitoring and Reporting Plan (MMRP).

[Vista Murrieta ISMND 7-17-2023\(1\).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 French Valley Airport is the nearest commercial airport, 3.7 miles from the project site in Southwest Riverside County. Please see the Vista Murrieta Airport Map attached for reference. The project complies with Airport Hazards requirements.

#### Supporting documentation

[Airport.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 site is located 25 miles east of the Pacific Ocean. This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

#### Supporting documentation

**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). According to the Southern California Association of Governments, the project is located in an area of minimal flood hazard. Please see attached Vista Murrieta Flood Hazard Map for reference. The project is in compliance with Flood Insurance requirements.

#### **Supporting documentation**

[Flood\(3\).pdf](#)

**Are formal compliance steps or mitigation required?**

Vista-Heights-Murrieta-  
Multi-Family

Murrieta, CA

900000010342875

- Yes
- No

### Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Lead	0.01	µg/m3 (micrograms per cubic meter of air)
Nitrogen dioxide	13.23	ppb (parts per billion)
Ozone	1.20	ppb (parts per million)
Particulate Matter, <2.5 microns	12.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	325.00	µg/m3 (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**

<https://www.epa.gov/outdoor-air-quality-data/monitor-values-report>

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

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

**Enter the estimate emission levels:**

Lead	0.00	µg/m3 (micrograms per cubic meter of air)
Nitrogen dioxide	10.14	ppb (parts per billion)
Ozone	0.00	ppb (parts per million)
Particulate Matter, <2.5 microns	1.19	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	2.41	µg/m3 (micrograms per cubic meter of air)

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

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

**Screen Summary**

**Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Lead, Nitrogen dioxide, Ozone, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

**Supporting documentation**

**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 site is located 25 miles east of the Pacific Ocean and is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

##### Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

### Contamination and Toxic Substances

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

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)  
ASTM Phase II ESA  
Remediation or clean-up plan  
ASTM Vapor Encroachment Screening  
None of the Above

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

- No

**Explain:**

based upon limited observations of the adjoining properties from publicly accessible locations, as well as a review of federal, state, and local environmental databases, none of the adjoining properties appeared to have significantly environmentally impacted the subject property at this time.

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

Yes

### Screen Summary

**Compliance Determination**

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

**Supporting documentation**

[Phase 1 - Murrieta\\_small v6.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Endangered Species

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

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

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

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

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

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

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

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

**3. What effects, if any, will your project have on federally listed species or designated critical habitat?**

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

**6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.**

✓ Mitigation as follows will be implemented:

BIO-2 Pre-construction Burrowing Owl Surveys and Avoidance: A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent to the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act. Please see attached CNDDDB map for reference to species list.

##### **Supporting documentation**

[CNDDDB\(1\).pdf](#)  
[6-29-23 Elevated Murrieta bio rpt.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

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Murrieta, CA

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✓ 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**

As shown in the Phase 1 report attached below 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.

**Supporting documentation**

[Phase 1 - Murrieta\\_small v6\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Farmlands Protection

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

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:

[View attached map](#)

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 non-agricultural use. According to the California Important Farmland Finder (attached below), the project complies with the Farmland Protection Policy Act and the Williamson Act.

#### Supporting documentation

[Farmland Protection Act.pdf](#)

[Farm\(1\).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	24 CFR 55

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[Flood\(3\).pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

**Screen Summary**

**Compliance Determination**

This project does not occur in a floodplain. The project complies with Executive Order 11988. According to the Southern California Association of Governments, the project is located in an area of minimal flood hazard. Please see attached Vista Murrieta Flood Hazard Map for reference.

**Supporting documentation**

[Flood\(2\).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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

**Threshold**

**Is Section 106 review required for your project?**

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

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

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

**Step 1 – Initiate Consultation**

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

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Not Required

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

- ✓ Agua Caliente Band of Cahuilla Indians Completed

Other Consulting Parties

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

Tribes were consulted based off of HUD Tribal directory assistance tool. All tribes listed in TDAT were contacted via letter.

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:

Tentative Parcel Map (TPM) 2022-2568

**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:**

City of Murrieta conducted outreach

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

✓ Yes

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

Additional Notes:

No

***Step 3 –Assess Effects of the Project on Historic Properties***

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

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

✓ No Historic Properties Affected

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

**Document reason for finding:**

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. A Cultural Resources Assessment conducted

by EnviroPro Consulting, LLC dated April 2022. As part of the current archaeological study, 7.5 acres of land were inventoried to determine whether significant cultural resources would be affected by the proposed Project. The survey failed to identify any archaeological resources that indicated human activities older than 50 years of age; therefore, no significant impacts to previously documented or undiscovered cultural resources are expected as part of the proposed Project. The records search conducted by Pechanga did not reveal any known archaeological or tribally sensitive resources. In addition, the authorized Pechanga Monitor did not identify any tribally sensitive resources during the survey. Because the Project did not identify any significant historic or prehistoric sites, the Project meets and complies with local preservation policies regarding cultural resources in the City of Murrieta General Plan, Cultural Resource Preservation (Municipal Code, Title 16, Article III, Chapter 16.26). The project complies with Section 106.

**Supporting documentation**

[Cultural Resource Study.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

**Indicate the findings of the Preliminary Screening below:**

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 70

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 70

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

**Screen Summary**

**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 70.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

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[Vista Murrieta Noise Study.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Sole Source Aquifers

General requirements	Legislation	Regulation
<b>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.</b>	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. As show in the attached map the nearest Sole

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Source Aquifer is an estimated 69.3 miles south of the project site in southern San Diego County.

**Supporting documentation**

[Sole Source Aquifers .png](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

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

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

No

✓ Yes

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

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

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

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

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

**Screen Summary**

**Compliance Determination**

According to the United States Fish and Wildlife Service, National Wetlands Inventory the project site is outside of 500ft from two riverines. Please see the wetlands map attached for reference. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[wetlands.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**

According to the United States Fish and Wildlife Service, National Wetlands Inventory the project site is outside of 500ft from two riverines. Please see the wetlands map attached for reference. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[wetlands\(1\).pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Environmental Justice

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

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

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

Yes

✓ No

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

### Screen Summary

#### Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

#### Supporting documentation

[Vista Murrieta ISMND 7-17-2023.pdf](#)  
[6-29-23 Elevated Murrieta bio rpt\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No