

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



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
May 22, 2007

**SUBJECT:** Finding of No Significant Impact (FONSI) on the Environment and Intent to Request Release of Funds for Beaumont Commons

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

1. Adopt the attached Environmental Assessment Report and FONSI for the Beaumont Commons project based on the findings incorporated in the report and conclude that the project is not an action which may effect the quality of the environment;
2. Approve the attached Request for Release of Funds; and
3. Authorize the Chairman of the Board of Supervisors to execute the Request for Release of Funds and Environmental Assessment Report to be filed with the United States Department of Housing and Urban Development (HUD).

**BACKGROUND:** The environmental effects of activities carried out with HOME Investment Partnerships Act grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. (Continued on page 2)

*Robin Zimpfer*

RZ:DL:ER:TF:LB  
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Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 750,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO**

<b>SOURCE OF FUNDS:</b> HOME Investment Partnerships Act Grant Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer L. Sargent*  
County Executive Office Signature

Policy  
 Consent  
 Policy  
 Consent  
 Dept's Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: District: 5th Agenda Number:

**3.18**

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

COUNTY COUNSEL  
 MAY 23 2007  
 BY: [Signature]  
 COUNTY CLERK

**BACKGROUND** (Continued): The Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed Beaumont Commons project would not have a significant effect on the environment. Publishing requirements have been met in accordance with 24 CFR 58.43 and 58.45.

**PROJECT DESCRIPTION:**

The applicant, Sherman Associates, a for-profit housing developer, is proposing to use up to \$750,000 in HOME funds in the development and construction of a one hundred twenty-(120) unit new family housing complex for lower-income families in the city of Beaumont in Riverside County. The family housing complex will be built on a 4.14 acre lot surrounded by a commercial building, residential neighborhood, and open, undeveloped sites. The proposed project will consist of 26 one- bedroom, 58 two-bedroom, and 36 three-bedroom units. The project is bounded by Eighth Street to the North, Sixth Street to the South, Allegheny Avenue to the East, and Xenia Avenue to the West.

The applicant intends to use up to \$750,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by the applicant include a \$5,480,802 private loan from US Bank, a \$691,354 deferred loan from the City of Beaumont, a \$6,747,869 deferred loan from MHP Funds, \$816,720 in Transportation Uniform Mitigation Fee (TUMF) Waiver from the City of Beaumont and \$5,649,290 in Tax Credit Equity. The total development costs are estimated to be \$20,136,035.

County Counsel has reviewed and approved the attached Environmental Assessment and Request for Release of Funds. Staff recommends that the Board approve the attached documents.