

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

119



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
January 14, 2009

**SUBJECT:** Finding of No Significant Impact (FONSI) on the Environment for Tres Lagos Senior Apartments in the City of Wildomar

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

1. Adopt the attached Environmental Assessment Report and FONSI for the Tres Lagos Senior Apartments project based on the findings incorporated in the report and conclude that the project is not an action which may affect 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 (HOME) 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)

RZ:DL:ER:TF:MM:DX

*Deanna Lorson*

Robin Zimpfer, Assistant County Executive Officer/EDA,  
by Deanna Lorson, Managing Director

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 1,100,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

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

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

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
DATE 1/14/09  
MICHELLE CLACK  
Departmental Concurrence

Policy  
 Policy  
 Consent  
 Consent  
 Dep't Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:** District: 1st Agenda Number:

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

Form 11 (Rev 06/2003) **3.18**

**BACKGROUND** (Continued): The Riverside County 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 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, Wildomar Tres Lagos Limited Partnership, a California limited partnership, is proposing to use up to \$1,100,000 in HOME funds for the development and construction of an 81-unit apartment complex for qualified low-income senior households including one resident manager unit in the City of Wildomar in Riverside County. The Project is located on approximately 4.0 acres, acquired by the Applicant, located at the corner of Arnett Road and Catt Road. The Project is situated to the east of Arnett Road, south of Catt Road, and west of Fox Ridge Lane at, 23345 & 23365 Catt Road in the City of Wildomar with APN 380-100-008 and 380-100-009.

The proposed Project will consist of 64 one-bedroom units, 16 two-bedroom units, and one resident manager unit. The one-bedroom units are approximately 561 square-feet and the two-bedroom units are approximately 781 square-feet. The residents of the senior apartment complex will have access to a 3,107 square-foot community building that will include a community meeting room, kitchen, laundry room, and manager's office. Additional on-site amenities include a pool, putting green, and leisure areas for seniors to use.

The applicant intends to use up to \$1,100,000 in HOME funds to construct the 81-unit apartment complex for low-income senior households. Other funding sources that are being sought by the applicant include a \$2,083,459 loan from California Community Reinvestment Corporation; a deferred developer fee of \$566,906; a land loan of \$1,693,187 from the Redevelopment Agency for the County of Riverside; a TUMF waiver for \$571,374; and a tax credit equity contribution of \$11,659,586. The total cost of development is estimated to be \$17,674,512.

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