

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

848



FROM: Economic Development Agency

SUBMITTAL DATE:
February 15, 2012

SUBJECT: Finding of No Significant Impact on the Environment for Mustang Lane Apartments in the City of Jurupa Valley

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report (EA) and findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for Mustang Lane Apartments (Project), 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 (RROF); and
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development.

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: 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

FORM APPROVED COUNTY COUNSEL
BY:
JANITA C. WILLIS
DATE: 2/14/12
Concurrence

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

3.34

Prev. Agn. Ref.: 4.1 of 11/8/2011; 4.1 of 3/31/09; 4.2 of 2/6/07; 4.2 of 10/17/06 **District:** 2/2

Agenda Number:

RECOMMENDED MOTION: (Continued)

4. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the EA including, but not limited to, signing subsequent, essential and relevant documents.

BACKGROUND:

Mustang Affordable Homes LLC, a California Limited Liability Company (Developer), is proposing to use \$1,000,000 in HOME funds for the development and construction of a twenty two unit multi-family affordable housing complex for U.S. veterans. The project site is located at the northwest corner of Larue Street and Mission Blvd in the City of Jurupa Valley, Assessor's Parcel Number 177-250-029. The proposed project will consist of 3 one-bedroom, 15 two-bedroom, and 4 three-bedroom units. A three bedroom unit will be set aside as a manager's unit. Residents will have access to a tot lot, picnic area, and laundry facility. All of the units will be reserved for U.S. veteran households whose incomes are at or below 60% of the area median income for the county, adjusted by family size. Eleven of the units will be assisted with HOME funds and the period of affordability will be for 55 years.

The estimated total cost for the proposed project is approximately \$5,304,698. Proposed funding include a permanent financing loan in the amount of \$1,010,000, a loan from the Redevelopment Agency for the County of Riverside (Agency) in the amount of \$2,748,373, a HOME loan from the County of Riverside in the amount of \$1,500,000, and \$46,325 in cash flow from operations.

The loan from the Agency is considered an enforceable obligation and may be executed because the Redevelopment Agency for the County of Riverside entered into a Memorandum of Understanding with the Developer March 31, 2010, a date prior to the enactment of ABx1 26 and ABx1 27, the Assembly bills regarding redevelopment that were signed by Governor Brown on June 29, 2011. The Agency obligated itself to support an affordable housing development on the property. Developer has moved forward and made commitments in reliance that the Agency will perform its obligation.

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 National Environmental Policy Act 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. Public Notice requirements, published on January 25, 2012, have been met in accordance with 24 CFR 58.43 and 58.45.

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

FINANCIAL DATA: (Commences on Page 3)

Economic Development Agency

Finding of No Significant Impact on the Environment for Mustang Lane Apartments in the City of Jurupa Valley

February 15, 2012

Page 3

FINANCIAL DATA:

All the costs related to the County's contribution to this project will be fully funded with HOME Investment Partnerships Act Grant Funds and Redevelopment Low- and Moderate-Income Housing Funds.

Attachments:

Environmental Assessment

Request for Release of Funds

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. 10/31/2014)

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) HOME Investment Partnerships Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) M-10-11-12-UC-06-0530
4. OMB Catalog Number(s) 14-239	5. Name and address of responsible entity Riverside County Board of Supervisors c/o Riverside County EDA 3403 Tenth Street, Ste 500 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Heidi Marshall (951) 343-5409	7. Name and address of recipient (if different than responsible entity)	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing and Urban Development Community Planning and Development 611 W. 6th Street, Ste. 800, LA, CA 90017		

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) Mustang Lane Apartments (HM2-12-001)	10. Location (Street address, city, county, State) The project is located on a 1.12 acre lot in the City of Jurupa Valley within the County of Riverside.
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11. Program Activity/Project Description

The project site is located at the northwest corner of Larue Street and Mission Blvd. in the City of Jurupa Valley, Assessor's Parcel Number 177-250-029.

The project will utilize up to \$1,500,000 in HOME funds to provide for for the development and construction of a twenty two (22) unit multi-family affordable housing complex for U.S. veterans. HOME funds will be used for hard and soft construction expenses. The family housing complex will be built on a 1.12 acre lot surrounded by a middle school, a day-care center, tire shop, a mobile home park, and single family homes. The proposed project will consist of 3 one-bedroom, 15 two-bedroom, and 4 three-bedroom units.

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. 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.
4. 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.
5. 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.
6. 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:

7. 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.
8. 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 Chairman, Riverside County Board of Supervisors
X	Date signed

Address of Certifying Officer
C/O Riverside County EDA
3403 Tenth Street, Suite 500
Riverside, CA 92501

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

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

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

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)

FORM APPROVED COUNTY COUNSEL
BY:  ANITA C. WILLIS
DATE: 2-14-12



**U.S. Department of Housing and Urban
Development**
Los Angeles Field Office
611 W. 6th Street
Los Angeles, CA 90017

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004
[Previously recommended EA formats are obsolete].

Project Identification: Mustang Lane Apartments, Jurupa Valley, CA

Preparer: Juan Garcia, Senior Development Specialist

Responsible Entity: County of Riverside Economic Development Agency

Month/Year: January/2012

Environmental Assessment

Responsible Entity: County of Riverside Economic Development Agency
[24 CFR 58.2(a)(7)]

Certifying Officer: John F. Tavaglione, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Mustang Lane Apartments

Project Location: The project site is located on at the northwest corner of Larue Street and Mission Blvd in the City of Jurupa Valley. Assessor's Parcel Number: 177-250-029

Estimated total project cost: \$1,500,000

Grant Recipient: Mustang Affordable Homes LLC
[24 CFR 58.2(a)(5)]

Recipient Address: 1291 Puerta del Sol, San Clemente, CA 92673

Project Representative: Susan McDevitt, Director

Telephone Number: Phone: (949) 369-5419
Email: directors@maryerickson.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)]
See Recommended Mitigation Measures as listed on Page 10.

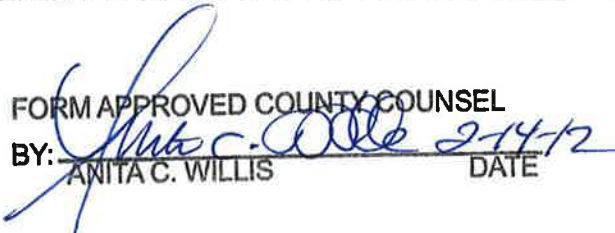
FINDING: [58.40(g)]

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:** 2/1/12
Name/Title/Agency: Juan Garcia, Development Specialist, Economic Development Agency

RE Approving Official Signature: _____ **Date:** _____
Name/Title/ Agency: John F. Tavaglione, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY:  2-14-12
ANITA C. WILLIS DATE

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

Mustang Affordable Homes LLC, a California Limited Liability Company, is proposing to develop a 22-unit multi-family affordable housing complex for U.S. veterans (the "project"). Homelessness amongst veterans is prevalent, according to the National Coalition for Homeless Veterans, 400,000 veterans experiencing homelessness at some time during the year. With troops coming back from war, housing projects for veterans are needed more than ever.

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 Project, will consist of three (3) one bedroom units, fifteen (15) two bedroom units, and four (4) three bedroom units; a three bedroom unit will be set aside as a manager's unit. The Project will include a picnic area, laundry facility, and a tot lot. The Project is being proposed on a 1.12 acre lot in the City of Jurupa Valley.

All units will be equipped with carpeting throughout the living areas, air conditioning, ceiling fans, storage closet, coat closet, patio/balcony, a refrigerator, dishwasher, garbage disposal, and range. The development will serve households with incomes at or below 60% of the Area Median Income. The period of affordability of the Project will be for 55 years. The estimated total cost for the Project is approximately \$5,304,698.

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 project is located on a 1.12 acre vacant lot in the City of Jurupa Valley. The Project is located at the northwest corner of Larue Street and Mission Blvd. Directly to the north of the project site there is a middle school, a daycare center is located to the west, a tire shop to the south, and a mobile home park and single family homes to the east.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	A Cultural Resource Survey and Archaeological Records Search ("Study") was conducted on the proposed project site by Michael Brandman Associates. The purpose of the Study was to obtain information pertaining to previous land uses of the subject property, and to make a determination as to what extent existing cultural resources would be impacted by the implementation of the project. The results of the Study concluded that it is highly unlikely that significant cultural deposits would be uncovered during the project related earthmoving or grading. A Historical Verification Report was submitted to SHPO on 11/8/11 (30 day review period ended 12/09/11). (Cultural Resource Survey, Michael Brandman Associates dated 11/4/2011).
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C0043G. (FEMA Map Service Center: http://map1.msc.fema.gov , October 2011)
Wetlands Protection [Executive Order 11990]	The project is in a developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Corps of Engineer. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. (U.S. Fish and Wildlife Service, October 2011).
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. (Staff Review, October 2011).
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The Project is not located within an area designated as being supported by a sole source aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg9.pdf).
Endangered Species Act [50 CFR 402]	The Project will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat (Field Observation on October 2011). An analysis on the Project site indicates that the Project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat (http://www3.tma.co.riverside.ca.us/pa/rclis/print.htm).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Jurupa Valley according the National Wild and Scenic River Systems. (http://www.rivers.gov/wildriverslist.html#ca , October 2011).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is a relatively small housing project, the additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of Jurupa Valley. (General Plan, Air Quality Element; Staff Review, October 2011).
Farmland Protection Policy Act [7 CFR 658]	The Project site is located next to urban-built up land. The project will not result in reduction in acreage of any agricultural crop or prime

	farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The project will not impact California's inventory of significant farmland. (RivCo GIS, 2011).
Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the project will provide new affordable housing to low-income, minority populations and/or special needs groups. (Staff Review, October 2011).

HUD Environmental Standards

Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	The noise levels that the project will produce will be compatible with the surrounding land uses according to the General Plan. Additionally, during construction, compliance with the City's Noise Ordinance applies and no additional mitigation is necessary. (General Plan Noise Element Table N-1, Community Noise Exposure Level; Staff Review, October 2011).
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The site is not listed as a hazardous materials site and therefore, will not create a significant hazard to the public or the environment. (Phase I Environmental Site Assessment, dated 10/18/2006; http://www.geotracker.swrcb.ca.gov ; Staff Review, October 2011).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, October 2011).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is located within the Flabob Airport influence area, Zone E. The project is in compliance with the General Plan Airport Land Use Compatibility Plan. Therefore, the project is not expected to have any significant impact. (General Plan Airport Land Use Compatibility Plan, 14-Vol. 1 Flabob, October 2011).

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The proposed site has an General Commercial (C-1/C-P) zoning designation, however, the developer has proposed a change in zoning to R-3 (Multiple-Family Residential Zones) which allows low scale development with harmonious design to fit the character of any established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums. The site which will consist of a twenty two (22) unit affordable housing complex comprised of three (3) one bedroom units, fifteen (15) two bedroom units, and four (4) three bedroom units. Any impacts created by this development will be addressed through the

		development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (City of Jurupa Valley, Staff Review, October 2011).
Compatibility and Urban Impact	1	The proposed project is compatible with existing and planned surrounding land uses in the immediate neighborhood. (Staff Review, October 2011).
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcel of land. The project site will be graded to accommodate the project structures, but will not significantly change the topography of the project site. No adverse impacts are expected regarding slopes. (General Plan).
Erosion	1	The development of the project may have the potential to result in soil erosion during grading and construction. The project proponent will be required to obtain a construction National Pollution Discharge Elimination System (NPDES) permit from the State Water Resources Control Board prior to site disturbance. The NPDES permit program regulates storm water from construction activities for projects greater than one acre in size. The main compliance requirement of the NPDES permits is the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to identify potential onsite pollutants and identify and implement appropriate storm water pollution prevention measures to reduce or eliminate discharge of pollutants to surface water from storm water and non-storm water discharges. Storm water best management practices (BMPs) to be implemented during construction and grading, as well as post-construction BMPs will be outlined in the SWPPP prepared for the project. Examples of BMPs include: detention basins for capture and containment of sediments, use of silt fencing, sandbags, or straw bales to control runoff and identification of emergency procedures in case of hazardous materials spills. Also, the General Plan sets forth policies and programs to encourage water conservation including using native, drought tolerant landscaping materials, installation and utilization of water efficient plumbing fixtures, and use of reclaimed water for landscape irrigation. Through compliance with the NPDES permit and the policies set forth in the General Plan, the project impacts related to soil erosion are considered less than significant. (Staff Review, October 2011)
Soil Suitability	1	The site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. (RivCo GIS Maps; Staff Review, October 2011).
Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the project. The project area is not located in areas subject to liquefaction. (General Plan; RivCo GIS Maps; Staff Review, October 2011).
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, due to its negligible size and the fact that this is a residential project as opposed to commercial or industrial proposal, no adverse impact on the consumption of energy resources is expected. (Staff Review, October 2011).

Noise - Contribution to	1	The project is not expected to substantially increase noise levels
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Community Noise Levels		<p>in the area beyond noise levels currently experienced by existing residents. The project will increase on-site noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. The proposed use is consistent with the Noise Element of the General Plan</p> <p>However, noise levels may increase during construction of the project, but development will adhere to General Plan Noise Ordinances. No exposure of people to severe noise levels are expected. The following mitigation measures will be implemented during the construction phase of the project.:</p> <ol style="list-style-type: none"> 1) Whenever a construction site is within (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00PM and 6:00AM during the months of June through September and between the hours of 6:00PM and 7:00AM during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official. 2) All construction vehicles, equipment fixed or mobile shall be equipped with properly operating maintained mufflers. 3) During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings during all project construction. <p>(General Plan; Staff Review, October 2011).</p>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles. As a result, there may be an adverse impact to the air quality; however, the following mitigation measures will be implemented to reduce this impact.</p> <ol style="list-style-type: none"> 1) The project will be required to comply with existing South Coast Air Quality Management District (SCAQMD) rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent, stabilizing ground cover on finished sites. <p>(General Plan; Staff Review, October 2011).</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The proposed development is located in an area currently zoned for General Commercial use, however, a change in zoning to R-3 is being proposed. As the surrounding uses include residential (mobile home park, single family homes, and multifamily complex for seniors), the project will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale.</p> <p>(Staff Review, October 2011).</p>

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	Development of the project will conform to the existing and the predicted residential growth under the General Plan in the project vicinity, and will not result in additional, unexpected population growth on the site. Therefore, the construction of the proposed

		project will not alter or have an adverse impact on the demographics of, nor will it significantly or adversely alter the character of other adjacent areas. (General Plan; Staff Review, October 2011).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (Staff Review, October 2011).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. (Staff Review, October 2011).

Community Facilities and Services

	Code	Source or Documentation
Educational Facilities	1	The project applicant will be required to pay the established development impact fees, school facility fees, and any other City required costs to ensure the new development does not adversely impact city services. The payment of required development impact fees will reduce the potential impact to less than significant. (Staff Review, October 2011).
Commercial Facilities	1	The project will only incrementally increase the area population, the project will not have a significant impact to commercial facilities; therefore, impacts are less than significant. (Staff Review, 2011).
Health Care	1	Residents of the project will create a demand for health services. The medical community is expected to expand with population growth. Since the project will only incrementally increase the area population, the project will not have a significant impact to health service facilities; therefore, impacts are less than significant. (Staff Review, October 2011).
Social Services	1	Residents of the project will create a demand for social services. However, the project will only incrementally increase the area population, the project will not have a significant impact to health service facilities; therefore, impacts are less than significant. (Staff Review, October 2011).
Solid Waste	1	Residents of the project will have an impact on the solid waste going to Riverside County landfills. However, this is a relatively small housing project. The surrounding landfills that will be serving this project have the sufficient permitted capacity to accommodate the project, and impacts are less than significant. (Staff Review, October 2011).
Waste Water	1	The Jurupa Community Service District will provide wastewater treatment facilities for the project. Build-out of the project will increase the amount of sewage that will need to be treated by the district. However, this is a relatively small housing project and the district should have the capability to serve the area with wastewater treatment. (Staff Review, October 2011).
Storm Water	1	The project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (STPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board (Staff Review, October 2011).
Water Supply	1	The project site is served by the Rubidoux Community Services District, which provides an adequate and acceptable water supply. (General Plan).
Public Safety - Police	1	Police protection in the project area is provided by the Riverside Sheriff Department. The construction of the proposed project may

		have the potential to impact police services. However, the project applicant will be required to pay the established development impact fees to ensure the project does not adversely impact city services. The payment of required development impact fees will reduce the potential impact to less than significant. (http://www.riversideca.gov/rpd/default.htm ; Staff Review, October 2011).
- Fire	1	Fire protection in the project area is provided by the Riverside County Fire Department. The construction of the proposed project may have the potential to impact fire services. However, the project applicant will be required to pay the established development impact fees to ensure the project does not adversely impact city services. The payment of required development impact fees will reduce the potential impact to less than significant. (http://www.rvcfire.org/opencms/ContractCities/ ; Staff Review, October 2011).
- Emergency Medical	1	Residents of the project will create a demand for emergency medical services. However, since the project will only incrementally increase the area population, the project will not have a significant impact to emergency medical services; therefore, impacts are less than significant. Emergency medical services are available through Riverside Community Hospital in Riverside, Riverside Medical Center, and Molina Medical Center. In addition, emergency medical services are available through the Riverside's County Fire Department. The developer shall comply with all rules, laws, ordinances and regulations of the City of Riverside Fire Department. (Staff Review; October 2011).
Open Space and Recreation - Open Space	1	All new developments are required to pay a development impact fee that goes into a special fund for purposes of acquiring, building, improving, expanding, and developing city parks. The project applicant will be required to pay the established development impact fees to ensure the new development does not adversely impact open space and recreation areas. The payment of required development impact fees will reduce the potential impact to less than significant. (General Plan; Staff Review, October 2011).
- Recreation	1	The project would include the use of existing neighborhood or regional parks. However, this is a relatively small housing project and the increase in population that this project will generate is not expected to cause an adverse effect to existing neighborhood or regional parks or other recreational facilities. Additionally, the project applicant will be required to pay the established development impact fees to ensure the new development does not adversely impact open space and recreation areas. The payment of required development impact fees will reduce the potential impact to less than significant. (General Plan; Staff Review, October 2011).
- Cultural Facilities	1	The project will incrementally add to the existing demand on local cultural facilities. However, this is a relatively small housing project and the increase in population that this project will generate is not expected to cause an adverse effect to the regions existing cultural facilities. Therefore, impacts are less than significant. (General Plan; Staff Review, October 2011).
Transportation	1	The project may generate an incremental increase in additional vehicular movement, however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected. (Riverside Transit Agency Website; Staff Review, October 2011).

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the Rubidoux Community Services District. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Riverside. (General Plan, Staff Review, October 2011).
Surface Water	1	The project will not have any adverse impacts on expected surface water or drainage. (Staff Review, October 2011).
Unique Natural Features and Agricultural Lands	1	The surrounding area is mostly built-out with only a few scattered vacant lots. The project site is vacant with development on all sides. The proposed project will not have an adverse impact on any unique natural features or agricultural lands. (Cultural Resource Survey, Michael Brandman Associates dated 11/4/2011).
Vegetation and Wildlife	1	The surrounding area is mostly built-out with only a few scattered vacant lots. The project site is vacant with development on all sides. The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, October 2011).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C0043G. (FEMA Map Service Center: http://map1.msc.fema.gov , October 2011)
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps on are not invoked. The project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2010).
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed site is located within the Flabob Airport influence area, Zone E. The project is in compliance with the General Plan Airport Land Use Compatibility Plan. Therefore, the project is not expected to have any significant impact. (General Plan Airport Land Use Compatibility Plan, 14-Vol. 1 Flabob, October 2011).
Other Factors		

Summary of Findings and Conclusions

The project will compliment as well as benefit the surrounding land uses. The construction of the project will provide jobs and increase affordable housing units for U.S. veterans.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

None

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

No action for the construction of the project will leave the site vacant and incompatible with the surrounding area as it is adjacent to residential neighborhoods.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Should cultural, historical or archeological items be found during the grading and construction activity, all activity shall be halted in the vicinity of the find and a qualified archeologist shall be hired at the applicant's expense to work with the city planning department to determine the find's significance and possible mitigation measures.

Additional Studies Performed

(Attach studies or summaries)

- Cultural Resource Survey for Plot Plan #24395: The Mustang Lane Project, Michael Brandman Associates, November 4, 2011
- Phase I Environmental Site Assessment, Wolverine Environmental, Inc., November 27, 2006
- Water Quality Management Plan, LGS Engineering, Inc., May 31, 2011
-

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

- County of Riverside General Plan
- Economic Development Agency Staff Review (Staff), (October 2011)
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>, (Retrieved October 2011)
- National and Scenic Rivers. <http://www.rivers.gov/maps.html>, (Retrieved October 2011)
- Riverside County Geographic Information Systems (RivCo GIS)
- State of California: State Water Resources Control Board Geotracker (Geotracker), <http://geotracker.swrcb.ca.gov>
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. Retrieved (October 2011)
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Wetlands) <http://www.fws.gov/wetlands/data/Mapper.html>. (Retrieved October 2011)
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved October 2011)
- Riverside Transit Agency Website

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / Mustang Lane Apts

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in 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, and under date of August 25, 1995, Case Number 267864; 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:

01/25/2012

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

Date: January 25, 2012
At: Riverside, California



COUNTY OF RIVERSIDE
3403 10TH ST, STE 500
RIVERSIDE, CA 92501

Ad Number: 0000719374-01

P.O. Number: Mustang Lane Apts

Ad Copy:

**NOTICE TO PUBLIC OF A FINDING OF
NO SIGNIFICANT IMPACT
ON THE ENVIRONMENT AND INTENT TO
REQUEST A RELEASE OF FUNDS**

January 25, 2012

John F. Tavaglione, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 955-3410 Juan Garcia

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

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about February 28, 2012, 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 HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Mustang Lane Apartments (HM2-12-001)

PURPOSE: The project activity includes the use of up to \$1,500,000 in HOME funds by Mustang Affordable Homes LLC for the development and construction of a 22 unit multi-family affordable housing complex for U.S. veterans in the City of Jurupa Valley in the County of Riverside. The family housing complex will be built on a 1.12 acre lot surrounded by middle school to the north, a daycare center to the west, fire shop to the south, and a mobile home park and single family homes to the east. The proposed project will consist of 3 one-bedroom, 15 two-bedroom, and 4 three-bedroom units.

LOCATION: The project site is located on the northwest corner of Larue Street and Mission Blvd in the City of Jurupa Valley, Assessor's Parcel Number 177-250-029.

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 Review Record (ERR) on file at the County of Riverside, Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, California, and may be examined or copied between the hours of 7:00 a.m. and 5:30 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, California 92501. All comments received at the address specified above on or before February 7, 2012 will be considered by the County of Riverside prior to authorizing 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 John F. Tavaglione in his capacity as the Chairman 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 to use the HOME Investment Partnerships Program funds.

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:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations of 24 CFR part 58;
- 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
- 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 6th Street, Suite 800, Los Angeles, California 90017.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel. 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC
44199 MONROE ST STE B
INDIO CA 922013

2000297216

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates. to wit:

Newspaper: The Desert Sun

1/25/2012

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 25th day of January, 2012 in Palm Springs, California.

Declarant's Signature

'05
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NO SIGNIFICANT IMPACT ON THE
ENVIRONMENT AND INTENT TO
REQUEST A RELEASE OF FUNDS

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Published: 1/25/12