

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 6/2/15

Departmental Concurrence

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

247



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
 June 4, 2015

**SUBJECT:** Single-Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$0], Adoption of NEPA Environmental Assessment and Finding of No Significant Impact; Project is Exempt Under CEQA

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

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 and Section 15061(b)(3);
2. Adopt the attached Environmental Assessment (EA) report including findings incorporated in the EA and the Finding of No Significant Impact (FONSI) for Single-Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, and conclude that the project is not an action which may affect the quality of the environment;

(Continued)

Robert Field  
 Assistant County Executive Officer/EDA

| FINANCIAL DATA  | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office)   |
|-----------------|----------------------|-------------------|-------------|---------------|---|
| COST            | \$ 0                 | \$ 0              | \$ 0        | \$ 0          | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0                 | \$ 0              | \$ 0        | \$ 0          |   |

**SOURCE OF FUNDS:** N/A  
 Budget Adjustment: No  
 For Fiscal Year: 2014/15

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

APPROVE  
 BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: \_\_\_\_\_ District: 2 Agenda Number: \_\_\_\_\_

3-25

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

Economic Development Agency

**FORM 11:** Single-Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$0], Adoption of NEPA Environmental Assessment and Finding of No Significant Impact; Project is Exempt Under CEQA

**DATE:** June 4, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

3. Approve the attached Request for Release of Funds (RROF) form;
4. 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 (HUD);
5. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the RROF, EA and FONSI, including but not limited to, signing subsequent necessary and relevant documents subject to County Counsel approval to form; and
6. Direct Riverside County EDA staff to file the Notice of Exemption within five working days.

**BACKGROUND:**

**Summary**

Habitat for Humanity Inland Valley, a nonprofit public benefit corporation and an affordable housing developer, is proposing to use \$645,000 in Neighborhood Stabilization Program (NSP1) funds for the development and construction of 2 infill single-family homes in the City of Perris. The proposed project is located on 0.28 acres, each lot approximately 0.14 acres, located along South Boulevard, easterly of "B" Street and westerly of Park Street with Assessor's Parcel Numbers 313-255-008 and 313-255-009. Each home will be approximately 1,088 square feet including three bedrooms and 2 bathrooms. The homes will be sold to qualified low-income households with a preference for veterans. The NSP-assisted units will be restricted to low-income households for a period of at least 15 years. Each home is estimated to sell for \$205,000.

The environmental effects of activities carried out with NSP1 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 the United States Department of Housing and Urban Development's implementing regulations at 24 Code of Federal Regulations (CFR) parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. Pursuant to the California Environmental Quality Act (CEQA), the project is determined to be categorically exempt from CEQA under State CEQA Guidelines 15303, New Construction or Conversion of Small Structures, and State CEQA Guidelines 15061(b) (3), General Rule or "Common Sense" Exemption. The proposed project involves the development and construction of two infill single-family homes in the City of Perris. Up to three single-family residences may be constructed under this exemption. A Notice of Exemption will be filed with the County Clerk upon approval of the Environmental Assessment and Request for Release of Funds form.

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. EDA has determined 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.

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

(Continued)

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

Economic Development Agency

**FORM 11:** Single-Family Infill Homes in the City of Perris with Habitat for Humanity Inland Valley, District 5, [\$0], Adoption of NEPA Environmental Assessment and Finding of No Significant Impact; Project is Exempt Under CEQA

**DATE:** June 4, 2015

**PAGE:** 3 of 3

**Impact on Citizens and Businesses**

Approving this item will have a positive impact on the citizens and businesses of the City of Perris and the County of Riverside. The proposed project is expected to generate temporary construction jobs, and provide affordable housing for residents of the City of Perris and the County of Riverside.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution to the project will be fully funded with NSP1 funds from the U.S. Department of Housing and Urban Development.

**ATTACHMENTS:**

- A. Public Notice
- B. County of Riverside Environmental Assessment
- C. Request for Release of Funds form
- D. CEQA Notice of Exemption

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

#### Ad Desc.:

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, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, 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:

05/27/2015

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

Date: May 27, 2015

At: Riverside, California



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

Ad Number: 0010052190-01

P.O. Number:

## Ad Copy:

### PUBLIC NOTICE

May 27, 2015

Riverside County Economic Development Agency  
5555 Arlington Avenue  
Riverside, California 92504  
Marion Ashley, Chairman, Board of Supervisors  
Mervyn Manalo, Preparer (951) 343-5495

### 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 June 16, 2015, 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 Neighborhood Stabilization Program (NSP) funds under Title III of Division B of the Housing and Economic Recovery Act of 2008 ("HERA"), as amended, to undertake the following project:

PROJECT NAME: Single-Family Infill Homes in Perris

PURPOSE: The project activity includes the use of up to \$645,000 in NSP1 funds by Habitat for Humanity Inland Valley, a California nonprofit public benefit corporation, for acquisition, development and construction of two single-family homes for sale to qualified low-income households with a preference for Veterans in the City of Perris. Each home will be approximately 1,088 square feet consisting of three bedrooms and two bathrooms.

LOCATION: The project site is located along South Blvd., Perris, CA 92570, east of "B" Street and west of Park Street, with Assessor's Parcel Numbers 313-255-008 and 313-255-009.

### 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 (EIS) under the National Environmental Policy Act of 1969 (NEPA) is not required.

The reasons for the decision not to prepare an EIS are: 1) an Environmental Assessment (EA) report prepared for this proposal documents that the project will not have a significant effect on the human environment and that compliance with related federal environmental laws and standards has been achieved; 2) the project size is well below the 2,500 unit EIS threshold level established by Federal regulation at 24 CFR 58.37; 3) the project will have no adverse effects on public health or safety, nor will it have adverse effects on any ecologically sensitive areas; and 4) the project is in compliance with Federal, State and local laws pertaining to the protection of the environment and conforms to the zoning and General Plan of the City of Perris and the Downtown Perris Specific Plan. Additional project information is contained in the EA on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be examined or copied between the business hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA to the Riverside County Economic Development Agency, Housing Development Division, Attention Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before June 12, 2015 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 Marion Ashley 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 at 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. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

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.

=====

**AVISO PÚBLICO**

**27 de mayo 2015**

Agencia de Desarrollo Económico del  
Condado de Riverside  
5555 Arlington Avenue  
Riverside, California 92504  
Marion Ashley, Presidente de la Junta de Supervisores  
  
Mervyn Manalo, Preparador (951) 343-5495

**A TODOS LOS INTERESADOS AGENCIAS,  
GRUPOS Y PERSONAS:**

Estos avisos deberán cumplir dos requisitos de procedimiento separados pero relacionados a las actividades que se realizarán por el Condado de Riverside.

**SOLICITUD DE LIBERACIÓN DE FONDOS**

En o alrededor del 16 de junio 2015, el Condado de Riverside presentará una solicitud al Departamento de Vivienda y Desarrollo Urbano (HUD) Oficina de Campo de Los Angeles Estados Unidos para la liberación de los fondos del Programa de Estabilización de Vecindarios (NSP1) bajo el Título III de la División B de la Ley de Vivienda y Recuperación Económica de 2008 ("HERA"), según enmendada, para llevar a cabo el siguiente proyecto:

**NOMBRE DEL PROYECTO:** Unifamiliares relleno Casas en Perris

**PROPÓSITO:** La actividad del proyecto incluye el uso de hasta \$ 645,000 en fondos NSP1 por Hábitat para la Humanidad Inland Valley, una organización no lucrativa corporación de beneficio público de California, para la adquisición, el desarrollo y la construcción de dos viviendas unifamiliares en venta a los hogares de bajos ingresos calificados con una preferencia para los veteranos en la ciudad de Perris. Cada hogar será de aproximadamente 1,088 pies cuadrados, consta de tres dormitorios y dos baños.

**LOCALIDAD:** El sitio del proyecto se encuentra a lo largo del Sur Blvd., Perris, CA 92570, al este de "B" Street y al oeste de la calle del parque, con los números de parcela del asesor 313-255-008 y 313-255-009.

**HALLAZGO DE NINGÚN 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 (EIS) de la Ley Nacional de Política Ambiental de 1969 (NEPA).

Las razones de la decisión de no preparar un EIS son: 1) un (EA) Informe de Evaluación Ambiental preparado para esta propuesta los documentos que el proyecto no tendrá un efecto significativo sobre el medio ambiente humano y que el cumplimiento de las leyes ambientales federales relacionadas y las normas tiene ha logrado; 2) el tamaño del proyecto es muy por debajo del nivel de umbral EIS 2500 unidad establecido por la regulación federal en 24 CFR 53.37; 3) el proyecto no tendrá efectos adversos en la salud o la seguridad pública, ni va a tener efectos adversos en las áreas ecológicamente sensibles; y 4) el proyecto cumple con las leyes federales, las leyes estatales y locales relacionadas con la protección del medio ambiente y se ajusta a la zonificación y el Plan General de la Ciudad de Perris y el centro de la ciudad de Perris Plan Específico. Información adicional del proyecto está contenida en la EA en los archivos de la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Avenue, Riverside, California 92504. El EA se puede examinar o copiar entre las horas hábiles de las 8:00 am y 17:00, de lunes a viernes.

**COMENTARIOS PÚBLICOS**

Cualquier individuo, grupo o agencia en desacuerdo con esta determinación o que deseen formular observaciones sobre la propuesta podrán presentar observaciones por escrito a la Agencia de Desarrollo Económico de Riverside, División de Desarrollo de la Vivienda. Atención: Mervyn Manalo, 5555 Arlington Avenue, Riverside, California 92504. Todos los comentarios recibidos en la dirección indicada más arriba en o antes del 12 de junio 2015 se tendrán en cuenta y el Condado de Riverside no tomará ninguna acción sobre la propuesta antes de esta fecha.

**LIBERACIÓN DE FONDOS**

El Condado de Riverside certifica a la Oficina de Campo de HUD de Los Angeles que Marion Ashley en su calidad de Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se interpone una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades se han cumplido. La aprobación de la certificación de HUD certifica sus responsabilidades bajo NEPA y leyes u

autoridades relacionadas y permite que el Condado de Riverside a utilizar los fondos del Programa de Asociaciones para Inversión.

#### **OBJECIONES A ESTRENAR DE FONDOS**

HUD aceptará objeciones a su liberación de los fondos y el Condado de certificación de Riverside por un período de quince días siguientes a la fecha de presentación anticipada o su recepción efectiva de la solicitud (el que sea más tarde) sólo si están en una de las siguientes bases:

- a. la certificación no fue ejecutado por el Oficial de Certificación del Condado de Riverside;
- b. el condado de Riverside ha omitido un paso o dejado de tomar una decisión o fallo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvención se ha comprometido fondos o costos no autorizadas por el 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por HUD incurrido; o
- d. otra agencia federal actuando de conformidad con 40 CFR Parte 1504 ha presentado un escrito al constatar que el proyecto no es satisfactoria desde el punto de vista de la calidad ambiental.

Las objeciones deben ser preparados y presentados de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deberán dirigirse a la Oficina de Campo de HUD Los Angeles en 611 W. 6th Street, Suite 800, Los Angeles, California 90017. Las objeciones a la liberación de los fondos sobre una base distinta de las indicadas anteriormente no serán considerados por el HUD.

Objetores potenciales deben comunicarse con el HUD Oficial Ambiental, HUD Los Angeles Oficina de Campo (Tel. 213-894-8000 o via fax 213-894-8122) para verificar el actual último día del periodo de objeción.

5/27



U.S. Department of  
Housing and Urban Development  
Los Angeles Field Office  
611 W. 6<sup>th</sup> Street  
Los Angeles, CA 90017  
www.hud.gov  
espanol.hud.gov

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

**Project Name:** Single-Family Infill in Perris (NSP1.5-15-001-5th)  
**Preparer:** Mervyn Manalo, Housing Specialist III  
**Responsible Entity:** County of Riverside  
**Month/Year:** March / 2015  
**Certifying Officer:** Marion Ashley, Chairman  
Riverside County Board of Supervisors

**Project Location:**

The proposed project is located on 0.28 acres of vacant land, two lots approximately 0.14 acres, located along South Boulevard, Perris, CA 92570, easterly of “B” Street and westerly of Park Street with Assessor’s Parcel Numbers 313-255-008 and 313-255-009.

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

Habitat for Humanity Inland Valley, a nonprofit public benefit corporation and an affordable housing developer, is proposing to use \$645,000 in NSP1 funds for the development and construction of two infill single-family residential homes in the city of Perris. Each home will be approximately 1,088 square feet including three bedrooms and 2 bathrooms. The homes will be sold to qualified low-income households with a preference for veterans. The NSP-assisted units will be restricted to low-income households for a period of at least 15 years.

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

The purpose and need for the proposal is to develop and construct affordable housing as infill between existing homes benefiting qualified low-income households with a preference for veterans while revitalizing and stabilizing the declining neighborhood conditions through redevelopment of unimproved vacant land.

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

The existing vacant land is unimproved and blighted area between homes characterized by weeds, small trees and scattered trash. The existing conditions are likely to continue unless the land is utilized and developed.

**Funding Information**

| <b>Grant Number</b> | <b>HUD Program</b>                        | <b>Funding Amount</b> |
|---------------------|---|-----------------------|
| B-08-UN-06-0504     | Neighborhood Stabilization Program (NSP1) | \$645,000             |

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: **\$645,000**



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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

| <b>Compliance Factors:</b><br>Statutes, Executive Orders,<br>and Regulations listed at 24<br>CFR §58.5 and §58.6  | Are formal<br>compliance<br>steps or<br>mitigation<br>required?           | Compliance determinations  |
|---|---|--|
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>   |   |  |
| <b>Airport Hazards</b><br><br>24 CFR Part 51 Subpart D  | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The proposed project is beyond 2,500 feet of the end of a civil airport runway. The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ) –or Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) –Approach Protection Zone. The site is located in Airport Compatibility Zone E for residential development.<br><br><i>Source: Downtown Perris Specific Plan, Riverside County Airport Land Use Commission <a href="http://www.rcaluc.org/">http://www.rcaluc.org/</a></i> |
| <b>Coastal Barrier Resources</b><br><br>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]          | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The proposed project is not within a Coastal Barrier Resources System.<br><i>Source: U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper <a href="http://www.fws.gov/cbra/Maps/Mapper.html">http://www.fws.gov/cbra/Maps/Mapper.html</a></i>  |
| <b>Flood Insurance</b><br><br>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a “critical action” within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. <b>06065C1440H</b> .<br><br><i>Source: Federal Emergency Management Agency <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a></i>   |

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

|   |   |   |
|---|---|---|
| <p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air Basin in which the project site is located. The Air Quality Management Plan (AQMP) is SCAQMD's ongoing program for meeting federal and state air quality standards within the South Coast Air Basin. The project is within a "non-attainment" area and will conform to the EPA-approved State Implementation Plan and will not have daily emissions that will exceed any of the thresholds set forth by SCAQMD Air Quality Significance Thresholds to be considered as having an individually and cumulatively significant air quality impact.</p> <p><i>Source: SCAQMD Air Quality Significance Thresholds</i><br/> <a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2">http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2</a> , <i>City of Perris General Plan</i></p> |
| <p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>                     | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In developed urban areas, the boundary is generally less than 1,000 yards. There are no Coastal Zones within the County of Riverside.</p> <p><i>Source: State Coastal Zone Boundaries</i><br/> <a href="http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf">http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf</a></p>  |
| <p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>                            | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property.</p> <p><i>Source: State Water Resources Control Board GeoTracker</i><br/> <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a></p>   |

|  |   |   |
|--|---|---|
| <p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>                          | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>Assessment from the Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, indicated there are no critical habitats within the project area. The project will have “no effect” or “is not likely to adversely affect” any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify designated critical habitats as the project involves new construction of a new multi-family housing complex.</p> <p><i>Source: U.S. Fish &amp; Wildlife Service IPaC - Information, Planning, and Conservation System <a href="http://ecos.fws.gov/ipac">http://ecos.fws.gov/ipac</a></i></p> |
| <p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>  | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The subject and adjacent properties are free of explosive and flammable hazards which could affect the health or safety of occupants or conflict with the intended use of the subject property. In an effort to prevent injury to occupants and damage to buildings from industrial accidents, there is no presence of facilities presenting an explosive or flammable hazard to the project site.</p> <p><i>Source: State Water Resources Control Board GeoTracker <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a></i></p>  |
| <p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project site is not located within an agricultural preserve and does not include prime or unique farmland or other farmland of statewide or local importance. The project site is designated as Urban Built-Up Land and is located in a residential neighborhood.</p> <p><i>Source: Riverside County GIS <a href="http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm">http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</a></i></p>   |
| <p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>                              | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a “critical action” within a 500 year floodplain as shown in Federal Flood Insurance Rate Map No. 06065C1440H.</p> <p><i>Source: Federal Emergency Management Agency <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a></i></p>  |

|   |   |   |
|---|---|---|
| <p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>             | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The proposed project is not expected to have an adverse effect or impact on any historic, architectural or cultural resources as reported in <i>A Class III Cultural Resource Study for the Habitat for Humanity Project</i>, dated April 9, 2015 by Brian F. Smith and Associates, Inc., Poway, CA. A Historical Verification Report was submitted to the State Historic Preservation Office (SHPO) on April 14, 2015 and the 30-day SHPO review period ended on May 13, 2015. <i>Source: A Class III Cultural Resource Study for the Habitat for Humanity Project (Smith, 2015)</i></p>  |
| <p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project is located in a residential neighborhood. Ambient noise monitoring for the proposed single-family residential project was conducted between April 6 and 8, 2015 to establish the current noise levels impacting the project site in terms of hourly noise levels and the Community Noise Equivalent Level (CNEL). Noise levels at the project site, as measured in the current noise environment, were found to be less than 55 CNEL overall. The HUD Day/Night Noise Level Assessment Tool calculates that the project will have a combined DNL of 60.432, including the airport. No additional mitigation required. <i>Source: Ambient Noise Monitoring report from Eilar Associates, Inc. (April 9, 2015); &amp; HUD Day/Night Noise Level Calculator <a href="http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/dnlcalculator/tool">http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/dnlcalculator/tool</a></i></p> |
| <p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>                  | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The project is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Ground Water Office. <i>Source: EPA Pacific Southwest, Region 9 Sole Source Aquifer <a href="http://epa.gov/region09/water/groundwater/ssa.html">http://epa.gov/region09/water/groundwater/ssa.html</a></i></p>   |

|   |  |   |
|---|--|---|
| <p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>                     | <p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p> | <p>The project does not involve construction activity within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish and Wildlife Service.</p> <p><i>Source: U.S. Fish and Wildlife Services: National Wetlands Inventory/ Mapper</i><br/> <a href="http://www.fws.gov/wetlands/Data/Mapper.html">http://www.fws.gov/wetlands/Data/Mapper.html</a></p> |
| <p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p> | <p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p> | <p>The project is not located within one mile of a listed Wild and Scenic River.</p> <p><i>Source: <a href="http://www.rivers.gov/california.php">http://www.rivers.gov/california.php</a></i></p>  |
| <p><b>ENVIRONMENTAL JUSTICE</b></p>   |  |   |
| <p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>  | <p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p> | <p>The project is located in a residential neighborhood. The project is suitable for its proposed use and will not be adversely impacted by adverse environmental conditions.</p> <p><i>Source: Staff Review – April 13, 2015</i></p>   |

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list 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   |
|--|-----------------------|---|
| <b>LAND DEVELOPMENT</b>  |                       |   |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | No impact anticipated | <p>The project site is within the Downtown Perris Specific Plan and is zoned R-6,000 Single-Family Residential. The R-6,000 Zone is to provide for the development of attached and detached, medium density residential development, including duplexes, condominiums, and townhouses, at a density of 4 to 7 dwellings per acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of R-6,000 Single Family Residential.</p> <p><i>Source: Staff analysis 4/28/15, Downtown Perris Specific Plan and Perris General Plan.</i></p>  |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff                   | No impact anticipated | <p>The project site is not in a fault zone and not within a 1/2 mile of a fault. Liquefaction potential is moderate, but susceptible to subsidence. The proposed project must meet and exceed the seismic safety standards set forth in the California Building Code and by the City of Perris. Since these seismic safety standards take into account liquefaction and subsidence design constraints and because these standards are required as part of the approval process for all development projects in the City, the proposed project would be designed to ensure that any buildings constructed on site would remain stable in the event of a geologic event such as subsidence and liquefaction. Therefore, no impacts are anticipated with this issue and no mitigation measures are required. Prior to the issuance of a grading permit, the City of Perris must approve a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Through adherence to the SWPPP and City requirements, no impacts are anticipated with this issue and no mitigation measures are required.</p> <p><i>Source: Staff analysis 4/28/15, Downtown Perris Specific Plan and Perris General Plan, Riverside County GIS</i><br/> <a href="http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm">http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</a></p> |
| Hazards and Nuisances including Site Safety and Noise                            | No impact anticipated | <p>There are no known hazards nor are there any known nuisances that are expected to be created by or affect the project. The proposed project will not create a significant hazard to the public or the environment as it is an affordable single-family housing development. Therefore, there is no risk associated with accidental explosion or release of hazardous substances. No mitigation is required. The proposed project will not result in hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. Noise levels may increase during construction of the project, but will adhere to Perris General Plan Ordinances. People are not expected to be exposed to severe noise levels.</p> <p><i>Source: Staff analysis 4/28/15 and Perris General Plan.</i></p>  |



|                    |                       |  |
|--------------------|-----------------------|--|
| Energy Consumption | No impact anticipated | Due to the small increase in residential density, energy consumption is not significantly increased. The project site is located within the service district of Southern California Edison. The site can be adequately served by all required utilities and public services. Energy efficient appliances will be installed and drought tolerant plants and landscaping will adhere to the surrounding environment.<br><i>Source: Staff Review, April 28, 2015.</i> |
|--------------------|-----------------------|--|

| Environmental Assessment Factor             | Impact Code           | Impact Evaluation  |
|---|-----------------------|--|
| <b>SOCIOECONOMIC</b>                        |                       |  |
| Employment and Income Patterns              | No impact anticipated | 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.<br><i>Source: Staff Review, April 28, 2015</i>                              |
| Demographic Character Changes, Displacement | No impact anticipated | The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas. No impact issues relating to displacement are expected as the site is vacant.<br><i>Source: Staff Review, April 28, 2015</i> |

| Environmental Assessment Factor          | Impact Code           | Impact Evaluation  |
|--|-----------------------|--|
| <b>COMMUNITY FACILITIES AND SERVICES</b> |                       |  |
| Educational and Cultural Facilities      | No impact anticipated | The project site is located within the Perris Elementary and Perris High School Districts. To address potential impacts, the applicant will be required to pay school impact fees to the school district. Therefore, no impacts are anticipated.<br><i>Source: Staff Review, April 28, 2015</i>  |
| Commercial Facilities                    | No impact anticipated | No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities.<br><i>Source: Staff Review, April 28, 2015</i>   |
| Health Care and Social Services          | No impact anticipated | Hospital and urgent care services are located within 2.5 miles from the project site. The project is not expected to have an adverse impact on existing health care services. The proposed project does not have the potential to affect governmental services nor create a need for new facilities, in excess of those previously considered by the General Plan. Therefore, no impacts are anticipated.<br><i>Source: Staff Review, April 28, 2015</i> |
| Solid Waste Disposal / Recycling         | No impact anticipated | The Project will not have a significant or adverse impact on issues relating to solid waste, no adverse impacts are expected.<br><i>Source: Staff Review, April 28, 2015</i>   |

|  |                       |  |
|--|-----------------------|--|
| Waste Water / Sanitary Sewers                      | No impact anticipated | The project will not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board and no impact is anticipated. The Project is not expected to have a significant impact on waste water or sanitary sewers.<br><i>Source: Staff Review, April 28, 2015</i>   |
| Water Supply                                       | No impact anticipated | The Project is not expected to have a significant impact on the water supply.<br><i>Source: Staff Review, April 28, 2015</i>   |
| Public Safety - Police, Fire and Emergency Medical | No impact anticipated | Potential impacts to fire protection will be partially offset by implementation of Uniform Fire Code requirements for the proposed development and the payment of development impact fees. Therefore, less than significant impacts are anticipated. Emergency access to the project site would not be affected, nor would demand for other police services. The development will be required to comply with all City standards and requirements to address potential impacts with emergency services. Therefore, no significant impacts are anticipated.<br><i>Source: Staff Review, April 28, 2015</i> |
| Parks, Open Space and Recreation                   | No impact anticipated | The developer will be required to pay development impact fees related to public parks. Therefore, no impacts are anticipated.<br><i>Source: Staff Review, April 28, 2015</i>   |
| Transportation and Accessibility                   | No impact anticipated | The Project may generate an incremental increase in additional vehicular movement; however, current street systems will not be adversely impacted. Public transportation is available near the project site. The nearest bus stop is less than 500 feet from the project. No substantial impact upon existing transportation systems is expected.<br><i>Source: Staff Review, April 28, 2015</i>   |

| Environmental Assessment Factor          | Impact Code           | Impact Evaluation   |
|--|-----------------------|---|
| <b>NATURAL FEATURES</b>                  |                       |   |
| Unique Natural Features, Water Resources | No impact anticipated | The Project will not have an adverse impact on any unique natural features.<br><i>Source: Staff Review, April 28, 2015</i>                      |
| Vegetation, Wildlife                     | No impact anticipated | The Project is not expected to have an adverse or significant impact on wildlife and vegetation.<br><i>Source: Staff Review, April 28, 2015</i> |

**Additional Studies Performed:**

- A Class III Cultural Resource Study for the Habitat for Humanity Project (Brian F. Smith and Associates, Inc., 2015)
- Ambient Noise Monitoring report (Eilar Associates, Inc., April 9, 2015)

**Field Inspection** (Date and completed by): Mervyn Manalo, March 11, 2015



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

- Downtown Perris Specific Plan
- Perris General Plan
- Riverside County GIS
- A Class III Cultural Resource Study for the Habitat for Humanity Project (Brian F. Smith and Associates, Inc., 2015)
- Federal Emergency Management Agency <https://msc.fema.gov/portal> FEMA Flood Insurance Rate Map (FIRM) Number **06065C1440H**
- South Coast Air Quality Management District (SCAQMD) Air Quality Significance Thresholds <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>
- Economic Development Agency Site Visit and Staff Review. (March 11, 2015)
- State Coastal Zone Boundaries <http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf>
- State Water Resources Control Board GeoTracker <http://geotracker.waterboards.ca.gov/>
- U.S. Fish & Wildlife Service IPaC - Information, Planning, and Conservation System <http://ecos.fws.gov/ipac>
- Ambient Noise Monitoring report (Eilar Associates, Inc., April 9, 2015)
- EPA Pacific Southwest, Region 9, Sole Source Aquifer <http://epa.gov/region09/water/groundwater/ssa.html>
- U.S. Fish and Wildlife Services: National Wetlands Inventory, Wetlands Mapper (Retrieved April 2015) <http://www.fws.gov/wetlands/data/Mapper.html>
- U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper (Retrieved April 2015) <http://www.fws.gov/cbra/Maps/Mapper.html>
- National Wild and Scenic Rivers (Retrieved April 2015) <http://www.rivers.gov/california.php>
- Riverside County Geographic Information Services (GIS) [http://mmc.rivcoit.org/MMC\\_Public/Custom/disclaimer/Default.htm](http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm)
- Google Maps <https://maps.google.com/>

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

Other sites were considered, but they required a change of zone and general plan amendment.

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

No action for the construction of the project will leave the site vacant and preclude 2 low-income households from obtaining affordable housing.

### **Summary of Findings and Conclusions:**

The proposed project will compliment as well as benefit the surrounding land uses. The construction of the project will provide temporary jobs and provide two affordable housing units.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below 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.

1. Prior to onsite development, the proposed project shall be processed through the requirements of the City of Perris and would necessarily comply with approved Air Quality Management Plan (AQMP) and Storm Water Pollution Prevention Plan (SWPPP) during grading development.
2. Grading and construction permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development. All dust control measured shall be incorporated into the grading plan.
3. Grading construction equipment used onsite shall utilize all available emission reducing technologies.
4. If buried cultural materials are discovered during grading and/or other construction activities, all work in that area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds.
5. Review by all other County and City agencies participating in the development review process. Any mitigation found to be necessary as a result of the review is reflected in the design of the project and delineated in the City of Perris Conditions of Approval.

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 5/28/15

Name/Title/Organization: Mervyn Manalo, Housing Specialist III, Riverside County EDA

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Marion Ashley, Chairman, Riverside County Board of Supervisors

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Exhibit A: Single-Family Infill Homes in Perris, CA**

Location: South Blvd., Perris, CA 92570, Southside of South Blvd.  
East of "B" Street and West of Park Street, APN 313-255-008 and APN 313-255-009



Photo below is facing Southeast across subject property.





Photo below is facing South standing from South Blvd.



Photo below is facing North from back alley way.



Photo below is adjacent home West of subject property.



Photo below is adjacent home East of subject property.





Photos below are facing South from the center of subject property.



Photo below is the residential home located North of the subject property.





## NOTICE OF EXEMPTION

May 28, 2015

**Project Name:** County of Riverside, Single-Family Infill in Perris

**Project Number:** NSP1.5-15-001-5th

**Project Location:** South Boulevard, Perris, CA 92570, easterly of "B" Street and westerly of Park Street with Assessor's Parcel Numbers 313-255-008 and 313-255-009 (See attached Exhibit A).

**Description of Project:** The County of Riverside is proposing to provide Neighborhood Stabilization Program (NSP1) funds obtained from the United States Department of Housing and Urban Development (HUD) for the purpose of providing decent, safe, sanitary, and affordable housing for low-income families. The proposed project involves the development and construction of two infill single-family homes in the City of Perris. In urbanized areas, up to three single-family residences may be constructed under this exemption. Any existing impacts related to noise, traffic, or utilities will remain similar to existing conditions.

**Name of Public Agency Approving Project:** County of Riverside, Economic Development Agency

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction or Conversion of Small Structures, and Section 15061 (b) (3), General Rule Exemption.

**Reasons Why Project is Exempt:** The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The development and construction of residential units will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur.

- Section 15303 – Class 3-Construction and location of limited numbers of new, small facilities or structures. In urbanized areas, up to three single-family residences may be constructed under this exemption. The project as proposed is the development and construction of two infill single-family residential homes to be sold to qualified low-income households with a preference for veterans. The development and construction

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Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

of the residential units will not have an effect on the environment and no significant physical environmental impacts are anticipated to occur, and would not result in any physical impacts related to air quality, traffic, noise, biological or historic resources, or any other potential physical environmental impacts. Once the residential units are constructed, the property will remain as affordable residential units for a period of 15 years. Therefore, the project meets the scope and intent of the Class 3 Exemption.

- Section 15061 – General Rule or “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. The development and construction of residential units will not have an effect on the environment. The use of the site will be substantially similar to the existing surrounding residential units and will not create any new environmental impacts to the surrounding area. In fact, the infill housing will improve the surrounding community. Therefore, the project as proposed will not have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John Aguilar, Deputy Director  
County of Riverside, Economic Development Agency