

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

732



FROM: Housing Authority

SUBMITTAL DATE:
February 18, 2016

SUBJECT: Approval of the Request for Release of Funds for Project Based Vouchers for Seasons at Beaumont Apartments, Located in the City of Beaumont, District 5, [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve the attached Request for Release of Funds (RROF); and
2. Authorize the Chairman of the Board of Commissioners to execute the RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND:

Summary

(Commences on Page 2)

Robert Field
Executive Director

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: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 2/14/16

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

FORM 11: Approval of the Request for Release of Funds for Project Based Vouchers for Seasons at Beaumont Apartments, Located in the City of Beaumont, District 5, [\$0]

DATE: February 18, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

LINC Community Development Corporation, a California nonprofit public benefit corporation and an affordable housing developer, desires to receive from the Housing Authority of the County of Riverside (HACR) 21 Project Based VASH Vouchers (PBV's) upon the execution of an Agreement to enter into Housing Assistance Payments, which will be submitted to the HACR's Board of Commissioners at a later date for review and approval. The HACR received the PBV's from the United States Department of Housing and Urban Development (HUD) through a competitive Notice of Funding Availability (NOFA). In its response to the NOFA, HACR pledged to use the 21 PBV's as a rental subsidy for homeless veterans referred by the Veterans Affairs Loma Linda upon completion of the 38 unit new construction complex located on the west side of Illinois Avenue at the intersection of East 7th Street, Beaumont, California 92223, with Assessor's Parcel Numbers 418-020-027, 418-020-032, 418-020-033, and 418-020-034.

Since the 21 PBV's are derived from federal funds awarded by HUD, a federal agency, environmental review pursuant to National Environmental Policy Act (NEPA) must be conducted. The County of Riverside Economic Development Agency (EDA) as the Responsible Entity for purposes of NEPA has completed the applicable environmental review procedures and has evaluated the potential effects of the issuance of the 21 PBV's as a rental subsidy (Project) on the environment and has found that there is no significant impact on the environment. HUD also requires that the recipient of federal funds complete and execute the attached Request for Release of Funds (RROF) certifying to agree and abide by special conditions, procedures and requirements of the environmental review. The federal funds provided by the HACR for the Project are strictly for a rental subsidy that will be utilized by the developer upon project completion of the housing project. On January 28, 2016, the attached Notice to Public of a Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds (Public Notice) was published in connection with the project in accordance with 24 CFR Sections 58.43 and 58.45.

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

Impact on Citizens and Businesses

The Project Based Vouchers and the development and construction of the project will have a positive impact on citizens and businesses as they provide housing and access to supportive services for veterans, as well as create jobs for local residents.

Attachments:

Environmental Assessment (copy)

Public Notice

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. 07/31/2017)

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

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

1. Program Title(s) Neighborhood Stabilization Program 3 (NSP3) and Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239 and 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Economic Development Agency 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Mervyn Manalo 951-343-5495	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside, Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development Community Planning and Development 611 W. 6th Street, Suite 800 Los Angeles, CA 90017	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside, Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	

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) Seasons at Beaumont Apartments (1) NSP3 Redevelopment/New Construction (2) HCVP Project Based Vouchers	10. Location (Street address, city, county, State) The project site is located on 1.3 acres of vacant land located on the west side Illinois Avenue at the intersection of East 7th Street, Beaumont, California 92223 with Assessor's Parcel Numbers 418-020-027, 418-020-032, 418-020-033, and 418-020-034.
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11. Program Activity/Project Description

The project activity includes the proposed use of:

(1) \$1,000,000 in Neighborhood Stabilization Program 3 (NSP3) funds to LINC-Beaumont APTS LP, a California Limited Partnership, for the development and construction of a 38-unit affordable apartment complex located in the City of Beaumont with an additional \$100,000 for direct staffing subject to the Board of Supervisors approval of the Substantial Amendment to the County of Riverside's 2015-2016 One Year Action Plan. The proposed project will consist of 21 one-bedroom units, 5 two-bedroom units, and 12 three-bedroom units. One two-bedroom unit will be set aside as an on-site resident manager's unit. The apartment units will be rented to low-income households and will provide a variety of supportive services; and

(2) Twenty-one (21) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PVBs) which will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Housing Authority will enter into Housing Assistance Payments Contracts with LINC-Beaumont APTS LP subject to approval by the Board of Commissioners.

The Project will be rented to and occupied by qualified low-income households with a preference for veteran households. A total of 18 units will be reserved as NSP3-assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income. A total of 21 PBVs will provide rental assistance subsidies for the Proposed Project. On-site amenities may include a 1,584 square foot community room including a computer lab, service offices and a laundry facility. On-site services may include literacy classes, computer training, after school programs and nutrition and wellness programs. The estimated total cost for the Proposed Project is \$14,324,905. In addition to the NSP3 Loan, other sources of funds will include \$3,812,676 from the California Housing and Community Development's Veterans Housing and Homelessness Prevention (VHHP) Program, \$314,108 in deferred developer's fee, \$100 in General Partner's equity, and the balance of \$9,198,021 will come from Low Income Housing Tax Credit equity financing.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

John J. Benoit, Chairman, Riverside County Board of Supervisors

Date signed

X

Address of Certifying Officer

c/o Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92504

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

John J. Benoit, Chairman, Riverside County Board of Commissioners

Date signed

X

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)



**U.S. Department of
Housing and Urban Development**
Los Angeles Field Office
611 W. 6th 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: Seasons at Beaumont (NSP1.5-15-001-5th)
Preparer: Mervyn Manalo, Housing Specialist III
Responsible Entity: County of Riverside
Month/Year: January / 2016
Certifying Officer: John J. Benoit, Chairman
Riverside County Board of Supervisors

Project Location:

The proposed project is located on 1.3 acres of vacant land located on the west side Illinois Avenue at the intersection of E. 7th Street, Beaumont, CA 92223 with Assessor's Parcel Numbers 418-020-027, 418-020-032, 418-020-033, and 418-020-034, shown in Exhibit A, which is attached hereto and by this reference incorporated herein.

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

LINC Community Development Corporation, a nonprofit public benefit corporation and an affordable housing developer, has formed a limited liability partnership known as LINC-Beaumont APTS LP (Partnership), is proposing to use \$1,000,000 in Neighborhood Stabilization Program 3 (NSP3) funds for the infill development and construction of an affordable 38-unit multi-family residential apartment in the city of Beaumont. The affordable housing project will consist of 21 one-bedroom units, 5 two-bedroom units, and 12 three bedroom units. One two-bedroom unit will be set aside as an on-site resident manager's unit. The project will be rented to and occupied by 37 qualified low-income households with a preference for veteran households. A total of 18 units will be reserved as NSP3-assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income. A total of 21 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) will provide rental assistance subsidies for the proposed project through the Housing Authority of the County of Riverside. On-site amenities will include a 1,584 square foot community room including a computer lab, service offices and a laundry facility. On-site services may include literacy classes, computer training, after school programs and nutrition and wellness programs.

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 residential multi-family and single-family 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 brush. The existing conditions are likely to continue unless the land is utilized and developed.

Funding Information

Grant Number	HUD Program	Funding Amount
B-08-UN-06-0504	Neighborhood Stabilization Program (NSP3)	\$1,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

The estimated total project cost is \$14,324,905 which includes \$1,000,000 in NSP3 funds, \$3,812,676 from the California Housing and Community Development's Veterans Housing and Homelessness Prevention (VHHP) Program, \$314,108 in deferred developer's fee, \$100 in General Partner's equity, and the balance of \$9,198,021 will come from tax credit equity financing. A total of 21 HCVP PBVs will provide rental assistance subsidies for the proposed project through the Housing Authority of the County of Riverside.

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.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not within 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. <i>Source: Riverside County GIS</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not within a Coastal Barrier Resources System. <i>Source: U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper</i> http://www.fws.gov/cbra/Maps/Mapper.html
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <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. 06065C0812G . <i>Source: Federal Emergency Management Agency</i> https://msc.fema.gov/portal

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

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <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. The project 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> http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <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> http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <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</i> http://geotracker.waterboards.ca.gov/</p>

<p>Endangered Species</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>Not in a Conservation Area. 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 & Wildlife Service IPaC - Information, Planning, and Conservation System http://ecos.fws.gov/ipac ; Riverside County GIS http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the State Water Resources Control Board GeoTracker, 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. A Phase I Environmental Site Assessment (ESA) indicated the possibility of contaminants due to historical use of agricultural chemicals, such as pesticides, herbicides and fertilizers. A Phase II ESA was conducted on November 23, 2015. Organochlorine pesticides (OCPs) were not detected above laboratory detection limits in the soil samples analyzed. Based on the findings of this investigation, there is no evidence indicating a threat to future site occupants or the environment. No further compliance steps or mitigation are required.</p> <p><i>Source: State Water Resources Control Board GeoTracker http://geotracker.waterboards.ca.gov/ ; Phase I Environmental Site Assessment – May 1, 2015 by Andersen Environmental; Phase II Environmental Site Assessment – November 23, 2015 by Andersen Environmental</i></p>

<p>Explosive and Flammable Hazards</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</i> http://geotracker.waterboards.ca.gov/</p>
<p>Farmlands Protection</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</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</p>
<p>Floodplain Management</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</i> https://msc.fema.gov/portal</p>
<p>Noise Abatement and Control</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 checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project is located in a residential neighborhood. Noise levels may increase during construction of the project, but will adhere to General Plan Ordinances set forth by the City of Beaumont. No exposure of severe noise levels are expected to people. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment shall be imposed during the construction phase of the project.</p> <p><i>Source: Staff Review– January 25, 2016</i></p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input 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 the Phase I Historical/Archaeological Resources Survey by CRM TECH. A Historical Verification Report was submitted to the State Historic Preservation Office (SHPO) on January 19, 2016 and the 30-day SHPO review period ended on February 18, 2016. Pursuant to Section 106 of the National Historic Preservation Act and its implementing regulation 36 CFR 800, 15 federally-recognized Indian tribes were consulted and the last tribe to receive a request for response was on January 20, 2016. The 30-day consulting period ended on February 19, 2016. The Morongo Band of Mission Indians and Soboba Band of Luiseño Indians have indicated that the project is outside the existing reservation, but within the bounds of their Tribal Traditional Use Areas. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment shall be imposed during the construction phase of the project.</p> <p><i>Source: Phase I Historical/Archaeological Resources Survey for Seasons at Beaumont, Beaumont, California (CRM TECH, 2015); Tribal consultation communications 2016</i></p>
<p>Sole Source Aquifers</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.</p> <p><i>Source: EPA Pacific Southwest, Region 9 Sole Source Aquifer</i></p> <p>http://epa.gov/region09/water/groundwater/ssa.html</p>
<p>Wetlands Protection</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></p> <p>http://www.fws.gov/wetlands/Data/Mapper.html</p>
<p>Wild and Scenic Rivers</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: http://www.rivers.gov/california.php</i></p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	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. <i>Source: Staff Review – January 25, 2016</i>

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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No impact anticipated	The current zoning designation is Residential, Multi-Family Zone (R-MF). The project is compatible with the current zoning and land use. No impacts are anticipated. <i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan.</i>
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 and SoCalGas Company. The site can be adequately served by all required utilities and public services. <i>Source: Staff Review – January 25, 2016.</i>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>No impact anticipated</p>	<p>The project site is not in a fault zone and not within a 1/2 mile of a fault. Liquefaction potential is low, 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 Beaumont. 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 Beaumont 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. <i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan., Riverside County GIS</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>No impact anticipated</p>	<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. <i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan.</i></p>
<p>Energy Consumption</p>	<p>No impact anticipated</p>	<p>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 and SoCalGas Company. The site can be adequately served by all required utilities and public services. <i>Source: Staff Review – January 25, 2016.</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
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. <i>Source: Staff Review – January 25, 2016</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. <i>Source: Staff Review – January 25, 2016</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	No impact anticipated	The project site is located within the Beaumont Unified School District. To address potential impacts, the applicant will be required to pay school impact fees to the school district. Therefore, no impacts are anticipated. <i>Source: Staff Review – January 25, 2016</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. <i>Source: Staff Review – January 25, 2016</i>
Health Care and Social Services	No impact anticipated	San Gorgonio Memorial Hospital and urgent care services are located within 1.0 mile 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. <i>Source: Staff Review – January 25, 2016</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. <i>Source: Staff Review – January 25, 2016</i>
Waste Water / Sanitary Sewers	No impact anticipated	The project will not exceed the wastewater treatment requirements of the City of Beaumont and no impact is anticipated. The Project is not expected to have a significant impact on waste water or sanitary sewers. <i>Source: Staff Review – January 25, 2016</i>
Water Supply	No impact anticipated	The project is not expected to have a significant impact on the water supply which is managed by the Beaumont-Cherry Valley Water District. <i>Source: Staff Review – January 25, 2016</i>

Public Safety - Police, Fire and Emergency Medical	No impact anticipated	The City of Beaumont has contracted with the Riverside County Fire Department, in conjunction with the California Department of Forestry and Fire Protection (Cal Fire), for fire protection and emergency services since 1978. 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. <i>Source: Staff Review – January 25, 2016</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. <i>Source: Staff Review – January 25, 2016</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. <i>Source: Staff Review – January 25, 2016</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	No impact anticipated	The Project will not have an adverse impact on any unique natural features. <i>Source: Staff Review – January 25, 2016</i>
Vegetation, Wildlife	No impact anticipated	The Project is not expected to have an adverse or significant impact on wildlife and vegetation. <i>Source: Staff Review – January 25, 2016</i>

Additional Studies Performed:

- Phase I Environmental Site Assessment – May 1, 2015 by Andersen Environmental
- Phase I Historical/Archaeological Resources Survey - October 21, 2015 by CRM TECH
- Phase II Environmental Site Assessment – November 23, 2015 by Andersen Environmental

Field Inspection (Date and completed by): January 5, 2016 by Mervyn Manalo

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

- City of Beaumont General Plan
- Riverside County GIS
- Federal Emergency Management Agency <https://msc.fema.gov/portal> FEMA Flood Insurance Rate Map (FIRM) Number **06065C0812G**
- 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. (January 25, 2016)
- 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>
- 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 January 2016) <http://www.fws.gov/wetlands/data/Mapper.html>
- U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper (Retrieved January 2016) <http://www.fws.gov/cbra/Maps/Mapper.html>
- National Wild and Scenic Rivers (Retrieved January 2016) <http://www.rivers.gov/california.php>
- Riverside County Geographic Information Services (GIS) http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm
- Google Maps <https://maps.google.com/>
- Tribal Consultation letters to 15 tribes
 - Responses were obtained from the Morongo Band of Mission Indians and Soboba Band of Luiseño Indians.

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 37 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 37 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 Beaumont 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 form 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. Native American Monitors from concerned tribes shall be present during any ground disturbing proceedings, including surveys and archaeological testing. 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. The developer shall submit a construction related noise mitigation plan to the City of Beaumont for review and approval. The plan shall depict the number, types, and location(s) of construction equipment and how the noise from the equipment will be reduced during construction. The developer shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City of Beaumont.
6. 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 Beaumont 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: 2/3/16
Name/Title/Organization: Mervyn Manalo, Housing Specialist III, Riverside County EDA

Certifying Officer Signature: _____ Date: _____
Name/Title: John J. Benoit, 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: Illinois Avenue Apartments Project (38 units)

Illinois Ave & E. 7th Street, Beaumont, CA 92223,
APN 418-020-027, 418-020-032, 418-020-033, and 418-020-034



Facing North of the Project Site



Facing West across the Project Site



Facing East of the Project Site



Facing South of the Project Site (West end)



Facing South of the Project Site (East end)

