

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

963



FROM: Economic Development Agency

SUBMITTAL DATE:

August 19, 2010

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Cedar Glen Apartments Housing Project in the City of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report (EA) and findings incorporated in the EA and in the FONSI for Cedar Glen Apartments, and conclude that the project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds (RROF); and
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: (Commences on page 2)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds

Positions To Be
Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 31, 2010
xc: EDA

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

340

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

Form 11 (Rev 06/2003)

BACKGROUND:

Palm Desert Development Company, a for-profit corporation, is proposing to use \$500,000 in HOME funds for a 78 unit multifamily housing complex with the intent of providing affordable and decent housing. The project, which will be built in two phases, will consist of 14 one bedroom units, forty (40) two bedroom units, and 23 three bedroom units in addition to one manager's unit, located on approximately 9.69 acres in the City of Riverside. All of the project units will be reserved for households whose incomes are between 30% and 60% of the area median income for the County, adjusted by family size. Eleven of the units will be assisted with HOME funds and the project's period of affordability will be for 55 years. Project amenities will include assigned carports, a community room, computer room, pool, picnic areas, laundry facilities, surveillance cameras, and walking circuit with low impact aerobic workout stations.

The estimated total cost for the project is approximately \$21,384,156, comprised of a permanent financing loan of \$2,173,985, a \$1,650,000 loan from the Redevelopment Agency of the City of Riverside, a \$1,000,000 HOME loan from the City of Riverside, a \$500,000 County of Riverside HOME Loan, County of Riverside donated land valued at \$2,000,000, Transportation Uniform Mitigation Fees of \$536,104 from Riverside County, Mental Health Service Act Permanent Supportive Housing loan funding of \$1,400,000, a Deferred Developer Fee of \$81,251, and 9% Tax Credit proceeds of \$12,442,816.

The Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed project would not have a significant effect on the environment. Public Notice requirements, published on July 21, 2010, have been met in accordance with 24 CFR 58.43 and 58.45.

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

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. 3/31/2011)

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

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

1. Program Title(s) HOME Investment Partnerships Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) M-08-09-10-UC-06-0530
4. OMB Catalog Number(s) 14-239	5. Name and address of responsible entity Riverside County Board of Supervisors Attn.: Emilio Ramirez, Riverside County EDA 3403 10th Street, Suite 500 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Emilio Ramirez (951) 955-3422	7. Name and address of recipient (if different than responsible entity)	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing and Urban Development Community Planning and Development 611 W. 6th Street, Ste. 800, LA, CA 90017		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Cedar Glen Apartments (HM1-10-001)	10. Location (Street address, city, county, State) The Project is located on two lots totaling 9.69 acres in the City of Riverside within the County of Riverside.
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11. Program Activity/Project Description

The Project is located on the Northeast corner of Country Farm Road and Reynolds Road on two lots totaling 9.69 acres in the City of Riverside and bounded by County Farm Road to the North, Reynolds Road to the West, Harrison Street to the East, and Magnolia Avenue to the South. The Assessor Parcel Numbers are 145-260-011 and 145-260-020.

The Project, which will be built in two phases, will utilize up to \$500,000 in HOME funds to provide for the development and construction of a seventy-eight (78) unit new family housing complex for lower-income families in the City of Riverside, in the County of Riverside. HOME funds will be used for hard and soft construction expenses. The family housing complex will be built on two lots totaling 9.69 acres surrounded by established residential uses west of the Project site, public facilities located north and east of the project site, and commercial buildings located south of the Project site. The proposed Project will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to one manager's unit.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

MARION ASHLEY

Chairman, Riverside County Board of Supervisors

Date signed

FORM APPROVED COUNTY COUNSEL

Address of Certifying Officer

c/o Riverside County EDA
3403 10th Street, Suite 500
Riverside, CA 92501

AUG 17 2010

BY

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

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)

ATTEST:

KECIA HARPER-HEM, Clerk

By

DEPUTY

AUG 31 2010 3:40



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

Environmental Assessment for HUD-funded Proposals

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

Project Identification: Cedar Glen Apartments (HM1-10-001)

Preparer: Estella Wells, Development Specialist

Responsible Entity: County of Riverside

Month/Year: August / 2010

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Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

Certifying Officer: Marion Ashley, Chairman, Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Cedar Glen Apartments

Project Location: Northeast corner of Country Farm Road and Reynolds Road in the City of Riverside, Assessor Parcel Numbers: 145-260-011 and 145-260-020. The site is approximately 9.69 acres.

Estimated total project cost: \$21,384,156

Grant Recipient: Palm Desert Development Company

[24 CFR 58.2(a)(5)]

Recipient Address: 44139 Monterey Ave., Palm Desert, CA 92261

Project Representative: Karen Merritt

Telephone Number: (760) 568-1048 ext 27

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]
See Recommended Mitigation Measures as listed on Page 10.

FINDING: [58.40(g)]

☒ **Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

Preparer Signature: Estella Wells **Date:** 8/10/2010
Name/Title/Agency: Estella Wells, Development Specialist, Economic Development Agency

RE Approving Official Signature: Marion Ashley **Date:** 8/31/10
Name/Title/ Agency: Marion Ashley, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL

AUG 17 2010

BY [Signature]

ATTEST:

KECIA HARPER-JHEM, Clerk

By [Signature]

DEPUTY

AUG 31 2010 3.40

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

Palm Desert Development Company, a for profit corporation, is proposing to build a seventy-eight (78) unit multi family housing complex with the intent of providing affordable and decent housing. The project, which will be built in two phases, will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit, located on approximately 9.69 acres in the City of Riverside (the "Project").

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Project will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. The Project will include a community room, pool, picnic areas, laundry facilities, surveillance cameras, walking circuit and low impact aerobic workout stations, as well as a complete lab.

All units will be equipped with carpeting throughout the living areas, air conditioning, ceiling fans, storage closet, coat closet, patio/balcony, a refrigerator, dishwasher, garbage disposal, and range. The development will serve households with incomes between 30% and 60% of the Area Median Income. The period of affordability of the Project will be for 55 years.

The estimated total cost for the Project is approximately \$21,784,156 from the following sources:

\$2,173,985	Permanent Financing Loan
\$1,650,000	City of Riverside Redevelopment Agency Loan
\$1,000,000	City of Riverside HOME Loan
\$500,000	County of Riverside HOME Loan
\$2,000,000	County of Riverside Donated Land
\$536,104	County of Riverside Transportation Uniform Mitigation Fees
\$1,400,000	County of Riverside Mental Health Service Act Permanent Supportive Housing Loan
\$81,251	Deferred Developer Fee
\$12,442,816	9% Tax Credit Proceeds

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Project is located at the intersection of County Farm Drive and Reynolds Road in Riverside California. Established residential uses are located immediately west of the Project Site. Public facilities are located north, south, and east of the project site, and commercial buildings are located south of the project site. The site is approximately 9.69 acres.

Statutory Checklist

[24CFR §58.5]

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

Factors

Determination and Compliance Documentation

Historic Preservation [36 CFR 800]	The proposed project is not expected to have an adverse impact on any historic, architectural or cultural resources. Sources: Riverside Co. Environmental Assessment Report. Copies of Historical Verification Report and SHPO approval letter dated 5/14/2010, are attached.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C0715G.(FEMA Map Service Center: http://map1.msc.fema.gov December 2009)
Wetlands Protection [Executive Order 11990]	The project is in a fully developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Corps of Engineer. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. (U.S. Fish and Wildlife Service, January, 2010).
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. (Staff Review, 2010).
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The Project is not located within an area designated as being supported by a sole source aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (SSA, 2009).
Endangered Species Act [50 CFR 402]	The project will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat. Source: Field observation, City of Riverside General Plan Figure OS-6, Stephen's Kangaroo Habitat, and Figure OS-7, Multiple Species Habitat Conservation Plan (MSHCP) Cores and Linkages (2007).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Riverside according the National Wild and Scenic River Systems. (http://www.rivers.gov/wildriverslist.html#ca , 2010).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in a "non-attainment" area and conforms with the EPA-approved SIP per AQMD and SCAQMD web sites, standard rules apply, and no individual NESHAP permit or notification are required per contact with Marvin Ignacio, Small Business Permitting on March 12, 2009 (909) 396-2207. The site is proposed for the development of a 78 unit affordable housing complex. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of Riverside. (City of Riverside General Plan: http://www.riversideca.gov/planning/gp2025program/GP/13_Air_Quality_Element.pdf and Staff Review, 2010.)
Farmland Protection Policy Act [7 CFR 658]	The Project site is located next to urban-built up land. The Project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The Project will not impact California's inventory of significant farmland. (RivCo GIS, 2010).

Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide new affordable housing to low-income, minority populations and/or special needs groups. (Staff Review, 2010).
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HUD Environmental Standards

Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	Recent acoustical studies performed for the General Plan 2025 Program Year show that project sites experience no greater than 55-60 CNEL from freeway, train, roadway, and airport noise sources. This is considered acceptable for noise sensitive uses such as housing of normal construction, without any special insulation. Additionally, during construction, compliance with the City's Noise Ordinance applies and no additional mitigation is necessary. Source: General Plan 2025 EIR Appendix G, Noise Worksheets, City GIS maps. There may be temporary increase in noise level during the construction of the Project, however, mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented to reduce the noise level. (Staff Review, 2010).
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The Project site is not listed in government databases as a generator, user, or disposer of hazardous materials (SWRCB, 2009). A permitted underground storage tank is located at 9990 County Farm Rd, within 500 Feet of the project site. Future uses on that site, are not expected to create a significant hazard to residents, employees and visitors to the Cedar Glen project site. (http://www.geotracker.swrcb.ca.gov and Staff Review, 2010).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, 2010).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. Riverside Airport, the closest airport, located in Riverside, is over 2.5 miles from the project site. (RivCo GIS: http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm)

Environmental Assessment Checklist

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

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

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The proposed site has an Office (O) zoning designation, however, the developer has proposed a change in zoning to R-3 (Multiple-Family Residential Zones) which allows low scale development with harmonious design to fit the character of any established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums. The site which will consist of a seventy-eight (78) unit affordable housing complex comprised of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (City of Riverside (http://www.riversideca.gov/municode/pdf/19/article-5/19-110.pdf and Staff Review, 2010).
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there are a mixture of vacant land, commercial, and residential development. (Staff Review, 2010).
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. Sources: City of Riverside General Plan.
Erosion	1	The applicant shall be responsible for erosion and dust control both during the grading and construction phases of the project. No adverse impacts, however, are expected regarding erosion. (Staff Review, 2010)
Soil Suitability	1	The site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. Source: City of Riverside GP 2025 Program EIR/GIS Maps and Staff Review, 2010)
Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the Project. The project area is not located in areas subject to liquefaction. Source: City of Riverside GP 2025 Program EIR/GIS Maps and GeoTracker, 2009).
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, no impacts are anticipated. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment (Staff Review, 2010).

Noise - Contribution to Community Noise Levels	1	<p>Noise levels may increase during construction of the Project, but development will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. The following mitigation measures will be implemented during the construction phase of the Project.:</p> <ol style="list-style-type: none"> 1) The Applicant shall submit a construction related noise mitigation plan to the City of Riverside 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. 2) The Applicant 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 Riverside. 3) Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control) operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work between the hours of 7:00 PM and 7:00 AM on week days and between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or federal holidays such that the sound there from creates a noise disturbance across a residential or commercial property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work by variance. <p>(City of Riverside General Plan; Staff Review, 2010).</p>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles. As a result, there may be an adverse impact to the air quality; however, the following mitigation measures will be implemented to reduce this impact.</p> <ol style="list-style-type: none"> 1) The Applicant is required to provide a water truck to continuously "water down" the graded areas to reduce the amount of dust from excavation as necessary to comply with AQMD Rule 403-Fugitive Dust. In addition, all heavy equipment must be regularly maintained to reduce emissions. 2) No wood burning stoves or wood burning fire places shall be permitted to reduce the degradation of air quality throughout the South Coast Air Basin. <p>(Staff Review, 2010).</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The proposed development is located in an area currently zoned for offices, however, a change in zoning to R-3 is being proposed. As the vacant lot is currently adjacent to an existing multifamily housing project, it will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale. (Staff Review, 2010).</p>

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	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 (Staff Review, 2010).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (Staff Review, 2010).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any

		adverse way. (Staff Review, 2010).
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Community Facilities and Services

	Code	Source or Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. There are fourteen elementary schools, four middle schools, and three high schools, within the Alvord Unified School District which include one elementary, one middle, and one high school, within close proximity of the project site. In addition, the developer is required to pay applicable school fees prior to issuance of any building permits. (Staff Review, 2010).
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities. (Staff Review, 2010).
Health Care	1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Riverside. Major medical care is available at Parkview Community Hospital in Riverside (193 beds), Riverside Medical Center, and Molina Medical Center all of which are located within less than 4 miles of the project site. (Staff Review, 2010).
Social Services	1	The Project may have a minimal increase in existing social services, however no adverse impacts are expected. The closest social services provided by the County are dispensed through offices located in the City of Riverside. (Staff Review, 2010).
Solid Waste	1	The proposed project will not have a significant or adverse impact on issues relating to solid waste, No adverse impacts are expected. (Staff Review, 2010).
Waste Water	1	No increase in waste water is anticipated as a result of this project. (Staff Review, 2010).
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (STPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board (Staff Review, 2010).
Water Supply	1	The project site is served by the City of Riverside water utility, which provides an adequate and acceptable water supply. (City of Riverside General Plan).
Public Safety - Police	1	Police protection in the project area is provided by the City of Riverside's Police Dept. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. (City of Riverside Police Dept http://www.riversideca.gov/rpd/default.htm & Staff Review, 2010).
- Fire	1	The proposed development is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the City of Riverside's Fire Dpt. (City of Riverside http://www.riversideca.gov/fire (Staff Review, 2010).
- Emergency Medical	1	The proposed development will not have an adverse impact on emergency medical increases. Emergency medical services are available through Parkview Community Hospital, Riverside Medical Center, Molina Medical Center, Kaiser Permanente,

		Woodcrest Medical Group and Corona Regional Medical Center In addition, emergency medical services are available through the City of Riverside's Fire Department. The developer shall comply with all rules, laws, ordinances and regulations of the City of Riverside Fire Department. (Staff Review, 2010).
Open Space and Recreation - Open Space	1	The proposed project will comply with the City Park Development Impact Fees and General Plan Policies. The proposed project is not expected to have a significant or adverse impact on open space resources in the City of Riverside. (Staff Review, 2010).
- Recreation	1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of City Park Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan; Staff Review, 2010).
- Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection City Park Development Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan, (Staff Review, 2010).
Transportation	1	The Project may generate an incremental increase in additional vehicular movement, however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected. (Riverside Transit Agency Website).

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the City of Riverside. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Riverside. (City of Riverside General Plan, Staff Review, 2010).
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. (Staff Review, 2010).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. However, the project may have an impact on historical resources. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented during the construction phase of the Project. (Cultural Resource Survey, Michael Brandman Associates dated 3/4/2010).
Vegetation and Wildlife	1	The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, 2010).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C0715G in Zone X (FEMA, November 2009). It is not within the 100 years floodplain.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2010).
Airport Runway Clear Zone or Clear Zone Disclosure	1	The proposed site is not located within an airport influence area, nor is it adversely impacted by a military airfield. The closest

[§58.6(d)]	airport, City of Riverside Airport, is over 3 miles from the project site. The Project is not expected to have any significant impact. (RivCo GIS, 2010).
Other Factors	

Summary of Findings and Conclusions

The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

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

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

None

No Action Alternative [24 CFR 58.40(e)]

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

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

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

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

Unique Natural Features and Agricultural Lands:

The property does not exhibit any cultural resources on the modern ground surface and has been used for agricultural purposes since the early 1900's. Based on the types of resources noted during the records search and the fact that the property once exhibited buildings that were demolished, we believe that it is highly unlikely that significant cultural deposits will be uncovered during grading. Therefore, the potential for impacts to significant cultural resources during construction is considered "low" and additional mitigative efforts during the preplanning phase are not considered necessary.

Local Native American tribes have noted a concern that potentially significant resources will be uncovered during grading and have expressed their concern for monitoring during project-related earthmoving. Under the Section 106 process, construction-related monitoring is not a valid mitigation measure unless ordered by SHPO or a federal archaeologist. Under the CEQA process, monitoring can be recommended by the qualified professional to the Lead Agency. Accordingly, the City of Riverside may wish to heed the Tribes' project commentary (see Appendix A) and require that monitoring take place during grading.

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

Additional Studies Performed

(Attach studies or summaries)

- Cultural Resource Survey for the Cedar Glen Project, Michael Brandman Associates, March 4, 2010
- Phase II Environmental Site Assessment, EEI, Geotechnical and Environmental Solutions, June 6, 2010

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

- City of Riverside General Plan
- Economic Development Agency Staff Review (Staff). January, 2010
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>, Retrieved November 2009
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html>. Retrieved November 2009
- Riverside County Geographic Information Systems (RivCo GIS)
- State of California: State Water Resources Control Board Geotracker (Geotracker), <http://geotracker.swrcb.ca.gov>
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. Retrieved November 2009
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Wetlands) <http://www.fws.gov/wetlands/data/Mapper.html>. Retrieved November 2009.
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved March 2010)
- Riverside Transit Agency Website

THE PRESS-ENTERPRISE

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

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Cedar Glen PN

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 of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-21-10

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

Date: Jul. 21, 2010
At: Riverside, California



WDC/EDA CO OF RIVERSIDE
1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506

Ad #: 10337939

PO #:

Agency #: _____

Ad Copy:

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

July 21, 2010

Marion Ashley, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501
(951) 955-2894

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 August 31st, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Cedar Glen Apartments

PURPOSE: The Project activity includes the use of up to \$500,000.00 in HOME funds by Palm Desert Development Company, for the development and construction of a seventy-eight (78) unit affordable housing complex for qualified low-income households in the City of Riverside in the County of Riverside. The proposed project will consist of one, two, and three bedroom units ranging from 705 to 1094 square feet.

LOCATION: The site is approximately 9.69 acres. The Project is situated at the intersection of County Farm Drive and Reynolds Road in Riverside California with the following Assessor Parcel Numbers: 145-260-011 and 145-260-020. Established residential uses are located immediately west of the Project Site and public facilities are located north, south and east of the project site. Commercial buildings are located are located south of the project site.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the County of Riverside, Economic Development Agency at 3403 10th Street, Suite 500 Riverside, CA 92501. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 10th Street, Suite 500 Riverside, CA 92501. All comments received at the address specified above on or before August 16, 2010, 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 213-894-6122) to verify the actual last day of the objection period.

7/21