

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 11/4/15

Departmental Concurrence

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

827



FROM: Economic Development Agency

SUBMITTAL DATE:
November 5, 2015

SUBJECT: Reaffirming the Finding of No Significant Impact on the Environment for Vista Rio Apartments, Located in the City of Jurupa Valley, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Reaffirm the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact for Vista Rio Apartments pursuant to the National Environmental Policy Act (NEPA);

(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: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY: Rohini Dasika
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 17, 2015
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: [Signature]
Deputy

Prev. Agn. Ref.: 3.21 of 6/30/15

District: 2

Agenda Number:

3-8

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

Economic Development Agency

FORM 11: Reaffirming the Finding of No Significant Impact on the Environment for Vista Rio Apartments, Located in the City of Jurupa Valley, District 2, [\$0]

DATE: November 5, 2015

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RECOMMENDED MOTION: (Continued)

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

BACKGROUND:

Summary

Jurupa Valley Vista Rio Apartments, LP (Developer) if approved by the Housing Authority of the County of Riverside's (HACR) Board of Commissioners will receive eight Housing Choice Voucher Program Project Based Voucher's (PBV) for Vista Rio Apartments. Developer was awarded the PBV's through a competitive Request for Proposals released by the HACR on August 26, 2015. The eight PBV's will be used as a rental subsidy for extremely-low and very-low income clients on the HACR's waiting list that will reside at Vista Rio Apartments.

Vista Rio Apartments is located at 3901 Briggs Street, located in the City of Jurupa Valley, Assessor Parcel Number 181-041-015-4 (Project). The Project will consist of the construction of 39 unit multi-family apartment complex, which will consist of 27 two-bedroom units and 12 three-bedroom units. The two bedroom units are approximately 979 square feet and the three bedroom units are approximately 1257 square feet. One two bedroom unit will be set-aside for an on-site manager. On-site amenities will include a 3,093 square foot community center with a computer lab, exercise facility, game room and media room. On-site services will include literacy classes, computer training and after school programs. All units will be equipped with energy star appliances.

Since the PBV's are derived from federal HUD funds an environmental review pursuant to the NEPA Act must be conducted. Pursuant to NEPA regulations, a Responsible Entity (RE) authorized to conduct an Environmental Assessment and determine that there is a Finding of No Significant Impact must either be a state, county or city. The Riverside County Economic Development Agency (EDA), as the RE under NEPA previously completed all applicable environmental review procedures and adopted the EA on June 30, 2015 due to other federal funding sources committed to the project. Therefore, the Riverside County Board of Supervisors is reaffirming the EA due to the PBV subsidy that was not considered previously. The attached EA was prepared pursuant to environmental procedures cited in 24 CFR Sections 58.5 and 58.6. HUD also requires that the RE complete and execute the attached Request for Release of Funds (RROF) when requesting to release funds that are subject to the environmental review process. On October 29, 2015 the attached Notice to Public of 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.

County Counsel has reviewed and approved as to form the attached Request for Release of Funds. Staff recommends that the Board of Supervisors reaffirm the attached EA and approve the attached Request for Release of Funds, for the PBV's.

Impact on Citizens and Businesses:

(Commences on page 3)

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

Economic Development Agency

FORM 11: Reaffirming the Finding of No Significant Impact on the Environment for Vista Rio Apartments,
Located in the City of Jurupa Valley, District 2, [\$0]

DATE: November 5, 2015

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Impact on Citizens and Businesses:

The construction of the 39 unit multi-family apartment complex will have a positive impact on citizens and businesses as the construction of the complex will create construction, management and maintenance jobs in addition to providing affordable housing.

Attachments:

Environmental Assessment

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) Housing Choice Voucher Program Project Based Vouchers	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional) <div></div>
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity Riverside County Board of Commissioners c/o Housing Authority of the County of Riverside 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Stephanie Adams 951-343-5455		
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. 6 th Street, Suite 800 Los Angeles, CA 90017	7. Name and address of recipient (if different than responsible entity) Riverside County Board of Commissioners c/o Housing Authority of the County of Riverside 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) Vista Rio-Housing Choice Voucher Program Project Based Vouchers	10. Location (Street address, city, county, State) The Project site is located at 3901 Briggs Street, Jurupa Valley, CA APN: 181-041-015-4
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11. Program Activity/Project Description

The Housing Authority of the County of Riverside is proposing to use 8 Housing Choice Voucher Program Project Based Vouchers for the Vista Rio Project located at 3901 Briggs Street, Jurupa Valley, CA, APN: 181-041-015-4. The HACR staff will recommend to its Board of Commissioners that the HACR enter into an Agreement to Enter into Housing Assistance Payments Contract with Jurupa Valley with Jurupa Valley Vista Rio Partners, LP.

The Proposed Project Based Vouchers will be used to provide a rental subsidy to clients on the Housing Authority of the County of Riverside's Housing Choice Voucher Program waiting list. The Vista Rio Project is a new construction rental housing project that will consist of 39 units of which twelve are 3-bedrooms and twenty seven are 2-bedrooms. The project will consist of a 3,093 square foot community center with a computer lab and an exercise room. On-site amenities will also include a laundry facility, tot-lot and barbeque areas

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

Previous editions are obsolete

form HUD-7015.15 (1/99)

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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

Marion Ashley, Chairman, Riverside County Board of Supervisors

Date signed

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Address of Certifying Officer

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

Marion Ashley, Chairman, Riverside County Board of Commissioners

Date signed

NOV 17 2015

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

FORM APPROVED COUNTY COUNSEL

BY: Shirley R. Brown 11-4-15
JHAILA R. BROWN DATE

ATTEST:

KECIA HARPER-IHEM, Clerk

By: [Signature]
DEPUTY



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: Vista Rio Apartments

Preparer: Stephanie Adams, Housing Specialist III

Responsible Entity: County of Riverside

Month/Year: June-2015

JUN 30 2015 3-21

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

Certifying Officer: Chairman Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Vista Rio Apartments

Project Location: The proposed project is located on a 3.87 acre parcel, located in the City of Jurupa Valley at 3901 Briggs Street, between Mission Boulevard and Tilton Avenue. APN: 181-041-015-4.

Estimated total project cost: \$13,959,861

Grant Recipient: Jurupa Valley Vista Rio Partners, L.P.

[24 CFR 58.2(a)(5)]

Recipient Address: 15635 Alton Parkway, Suite 375, Irvine, CA 92618

Project Representative: Steve Hernandez

Telephone Number: 949-878-9364

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: Stephanie Adams

Date: 6/17/15

Name/Title/Agency: Stephanie Adams, Housing Specialist III, Economic Development Agency

RE Approving Official Signature: Marion Ashley

Date: 6/30/15

MARION ASHLEY

Name/Title/ Agency: Chairman Riverside County Board of Supervisors

ATTEST:

KECIA HARPER-IHEM, Clerk

By Kaleub Alton
DEPUTY

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

Jurupa Valley Vista Rio Partners, LP, affordable housing developer is proposing to use \$1,000,000 in HOME funds for the development and construction of a 39-unit multi-family housing complex in the City of Jurupa Valley.

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 39 units, 26 two-bedroom units and 13 three-bedroom units. One two bedroom unit will be set aside as a manager's unit.

On site amenities will include a 3,093 square foot community room, computer lab, exercise facility, game room, media room and a pool. On-site services will include literacy classes, computer training, after school programs and nutrition and wellness programs.

The estimated total cost for the Project is \$13,959,861. Sources of funds will include Low-Moderate Income Housing Asset Funds in the amount of \$1,500,000, HOME funds in the amount of \$1,000,000, other sources of financing include Tax Credit Equity in the amount of \$9,701,539, a conventional loan in the amount of \$929,308, predevelopment funds in the amount of \$398,214 from the former Redevelopment Agency for the County of Riverside to facilitate all entitlement work, which has been expended in full and a waiver of Developer Impact Fees by the City of Jurupa Valley in the amount of \$430,800.

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 in the City of Jurupa Valley and is surrounded by vacant land, commercial retail and residential housing.

The trends of the substandard housing conditions in the immediate area do not appear to improve unless new units are built. The demand for affordable housing continues to grow. Constructing new units at the site would be beneficial for the surrounding area.

STATUTORY WORKSHEET

Use this worksheet only for projects that are Categorically Excluded per 24 CFR Section 58.35(a).
(Note: Compliance with the laws and statutes listed at 24 CFR §58.6 must also be documented).

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

Project Name: Vista Rio Apartments

DIRECTIONS - Write "A" in the Status Column when the proposal, by its scope and nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

Factors	Status (A/B)	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	A	The proposed Project is not expected to have an adverse impact on any historic, architectural or cultural resource. On February 21, 2011 CRM Tech completed a Phase I Cultural Resources Assessment and concluded that no historical resources exist within or adjacent to the project area; therefore no mitigation measures will be necessary and no further cultural investigation is necessary. The Phase I Cultural Resources Assessment did state that if

		<p>buried cultural materials are discovered during any earth moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds (CRM TECH Phase I Cultural Resources Assessment, dated 2/21/2011). On May 5, 2015 the County of Riverside submitted a Historical Verification Report to State Historic Preservation Office (SHPO) and the 30 day review period ended on June 6, 2015. Tribal Consultation letters were sent out on March 24, 2015. A response was received from the Morongo Band of Mission Indians on March 30, 2015 stating that the project is out of the tribe's area of cultural affiliation and interest and requested that the County of Riverside consult with the San Manuel Band of Mission Indians. On May 18, 2015 the County of Riverside submitted a consultation letter to the San Manuel Band of Mission Indians and did not receive any correspondence within the 30 day review period. A response was also received from the Agua Caliente Band of Cahuilla Indians on April 2, 2015 stating that the project is out of the tribes Traditional Use Area. <i>Source:</i></p> <p>CRM TECH Phase I Cultural Resources Assessment, dated 2/21/2011</p> <p>Notification from the Morongo Band of Mission Indians, dated 3/30/15.</p> <p>Notification from Agua Caliente Band of Cahuilla Indians, dated 4/2/15</p>
Floodplain Management [24 CFR 55, Executive Order 11988]	A	<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 (http://msc.fema.gov). In the Phase I Environmental Site Assessment, dated 7/26/10 it was stated that according to EDR, the subject property is not located within a 100-year or a 500-year floodplain, Flood Map Number 06065C.</p> <p><i>Source:</i> Phase I Environmental Site Assessment, dated 7/26/10 www.fema.gov</p>
Wetlands Protection [Executive Order 11990]	A	<p>The Project is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Army Corps of Engineers. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands.</p> <p><i>Source:</i> http://www.fws.gov/wetlands/Data/Mapper.html</p>
Coastal Zone Management Act [Sections 307(c),(d)]	A	<p>There are no Coastal Zones within the County of Riverside.</p> <p><i>Source:</i> Staff Review – June, 2014</p>
Sole Source Aquifers [40 CFR 149]	A	<p>The project is not located within a United States (US) Environmental Protection Agency (EPA)-designated sole source aquifer watershed area per EPA Ground Water Office.</p> <p><i>Source:</i> http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_req_9.pdf</p>
Endangered Species Act [50 CFR 402]	A	<p>The project will have "no effect" or "is not likely to adversely affect" any federally protected (listed or proposed)</p>

		Threatened or Endangered Species, nor adversely modify designated critical habitats as the project involves new construction of a new multi-family housing complex. An analysis on the Project site indicates that the Project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat. <i>Sources:</i> http://ecos.fws.gov/crithab/
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	A	The project is not located within one mile of a listed Wild and Scenic Rivers according to the National Wild and Scenic River Systems. <i>Source:</i> http://www.rivers.gov/california.php
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	A	The project is within a "non-attainment" area and conforms to the EPA-approved State Implementation Plan per AQMD and SCAQMD web sites, standard rules apply. All necessary measures to control dust shall be implemented by the developer during grading. <i>Source:</i> http://www.epa.gov/oar/oaqps/greenbk/mapnpoll.html
Farmland Protection Policy Act [7 CFR 658]	A	Per the Riverside County Map My County Database project site is not on protected farmland or an agriculture preserve. Project site is zoned for high density housing. <i>Source:</i> http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public
Environmental Justice [Executive Order 12898]	A	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.. (<i>Staff Review, June, 2014</i>).

HUD Environmental Standards Status (A/B) Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	A	The Project site is located in the City of Jurupa Valley approximately 1,407 feet from the Flabob Airport. Per the Riverside County Airport Land Use Commission Land Compatibility Plan the project site is located in an area where the noise decibal is less than 55 CNEL. Riverside County Land Use Compatibility Plan Policy Document, Adopted December, 2004.
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	A	The Project site is not listed in government databases as a generator, user, or disposer of hazardous materials. Future uses on the Project site, are not expected to create a significant hazard to residents, employees and visitors on Project Site. <i>Sources:</i> http://geotracker.waterboards.ca.gov

Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A	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, June, 2014, http://geotracker.waterboards.ca.gov)
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	A	The proposed site is located within approximately 1,704 from the Flabob Airport. Pursuant to the Riverside County Land Use Commission Compatibility Map Project Site is located in Zone "D" which qualifies for high density residential zoning. <i>Riverside County Airport Land Use Commission Compatibility Plan Policy Document, December, 2004</i>

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 developer has received Conditions of Approval for proposed project. The above mentioned approval allows for residential use on the Project site. The Project site has a land use designation for General Residential Use. The residential development will provide affordable housing units for public members at large. 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. (Staff Review, June, 2015, Conditions of Approval, dated June 9, 2014)
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there is a mixture of vacant land, residential and commercial development. (Staff review June, 2014)
Slope	1	The Project site is not located in a mountainous area. 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. <i>County of Riverside Map My County Contour Map</i>
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, June 2014).
Soil Suitability	1	The Project site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of

		<p>suitable soil conditions. Adverse soil conditions were not observed during the Phase I Environmental Assessment,</p> <p><i>Source:</i> Phase I Environmental Site Assessment, dated 7/26/10</p>
Hazards and Nuisances including Site Safety	1	<p>There are no known hazards nor are there any known nuisances that are expected to be created by or affect the Project. (<i>Staff Review, June 2014 and</i></p> <p>Initial Study/Mitigated Negative Declaration EA# 1206001902</p>
Energy Consumption	1	<p>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. The Project site is located in an area of high solar insolation and could therefore be exploited for both solar thermal and electric power. (<i>Staff Review, June 2014</i>).</p>
Noise - Contribution to Community Noise Levels	1	<p>Noise levels may increase during construction of the Project, but development will adhere to County Ordinances. Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control). There will be no 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 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> <p>The noise study prepared (<i>Riverside County General Plan, and Staff Review, June, 2015</i>).</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 additional dust during the construction period. The developer is required to use "Best Management Practices" required under National Pollution Discharge System general construction permit which will minimize potential for erosion during construction.</p> <p>Initial Study/Mitigated Negative Declaration EA# 1206001902</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The Project is consistent with the General Plan and through its approved entitlements, allows for residential use of the Project site. Environmental sensitive landscaping shall be used throughout the Project and shall emphasize use of native drought-tolerant plants, xeriscaping, and sustainable landscape architecture. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale.</p> <p>Initial Study/Mitigated Negative Declaration EA# 1206001902 Conditions of Approval, dated June 9, 2014</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. (<i>Staff Review, October 2014</i>).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (<i>Staff Review, June, 2014</i>).

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. <i>(Staff Review, June, 2015).</i>
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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. The Project will be located in the Riverside Unified School District. The collection of Riverside County Development Impact Fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the school district, thereby reducing any impacts. <i>(Staff Review, June 2015).</i>
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. <i>(Staff Review, June 2015).</i>
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. <i>(Staff Review, June 2015).</i>
Social Services	1	The Project may have a minimal increase in existing social services; however no adverse impacts are expected. On-site services will include computer training, after school programs and wellness classes. <i>(Staff Review, June 2015).</i>
Solid Waste	1	The Project will not have a significant or adverse impact on issues relating to solid waste, no adverse impacts are expected. Initial Study/Mitigated Negative Declaration EA# 1206001902
Waste Water	1	Minimal increase in waste water is anticipated as a result of this Project, all impacts regarding waste water have been addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. Initial Study/Mitigated Negative Declaration EA# 1206001902
Storm Water	1	Minimal increase in storm water is anticipated as a result of this Project, all impacts regarding storm water have been addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. Conditions of Approval are requiring that developer place a 48 hour retention basin. <i>Conditions of Approval, dated June 9, 2014</i>
Water Supply	1	There will be adequate and acceptable water supply for the Project. The Project is not expected to have a significant impact on the water supply. Initial Study/Mitigated Negative Declaration EA# 1206001902
<u>Public Safety</u> - Police	1	Police protection in the project area is provided by the County of Riverside Sheriff's 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.. Initial Study/Mitigated Negative Declaration EA# 1206001902

- Fire	1	Fire protection in the project area is provided by the Riverside County Fire Dept. A fire station is located approximately one mile from the project. 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 fire protection. The developer is required to provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan Initial Study/Mitigated Negative Declaration EA# 1206001902
- Emergency Medical	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 community of Mecca.. <i>(Staff Review, June 2015)</i> .
<u>Open Space and Recreation</u> - Open Space	1	The Project will comply with the Riverside County 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 County. <i>(Staff Review, June 2015)</i> .
- Recreation	1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of Riverside County Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development thereby reducing any impacts. <i>(Staff Review, June 2015)</i> .
- Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection Riverside County 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 community, thereby reducing any impacts. <i>(Staff Review, June 2015)</i> .
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 available near the Project, the nearest bus stop is approximately .10 miles from the Project. No substantial impact upon existing transportation systems is expected. <i>(Staff Review, June 2015)</i> .

Natural Features

Source or Documentation

Water Resources	1	There will be adequate and acceptable water supply for the Project. The Project is not expected to have a significant impact on the water supply. Initial Study/Mitigated Negative Declaration EA# 1206001902
Surface Water	1	As a condition of approval the Project is required to build on-site 48 hour retention basin. Conditions of Approval, dated June 9, 2014
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. <i>(Staff Review, June, 2014)</i>
Vegetation and Wildlife	1	The Project is not expected to have an adverse or significant impact on wildlife and vegetation. <i>(Staff Review, June, 2014)</i> .

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones
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		A or V) and does not involve a "critical action" within a 500 year floodplain. Conditions of Approval are requiring a 48 hour storm water retention basin. <i>Source:</i> https://www.fema.gov/
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no Coastal Zones within the County of Riverside. <i>(Staff Review, June, 2014)</i>
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed site is located within approximately 1,704 from the Flabob Airport. Pursuant to the Riverside County Land Use Commission Compatibility Map Project Site is located in Zone "D" which qualifies for high density residential zoning. <i>Riverside County Airport Land Use Commission Compatibility Plan Policy Document, December, 2004</i>

Summary of Findings and Conclusions

The project is determined to not have any significant environmental impacts. 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 which would preclude 39 low-income households from obtaining affordable housing.

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.)

1. Developer shall comply with all requirements as stated in the Initial Study/Mitigated Negative Declaration EA# 1206001902, Phase I Environmental Site Assessment and Conditions of Approval, dated 6/9/14.
2. 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.

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

- CRM TECH Phase I Cultural Resources Assessment, dated 2/21/2011
- Notification from the Morongo Band of Mission Indians, dated 3/30/15.
- Notification from Agua Caliente Band of Cahuilla Indians, dated 4/2/15
- Phase I Environmental Site Assessment, dated 7/26/10
- *Source:* <http://www.fws.gov/wetlands/Data/Mapper.html>
- http://www.epa.gov/safewater/sourcewater/pubs/grq_ssamap_req9.pdf

- <http://ecos.fws.gov/crithab/>
- <http://www.rivers.gov/california.php>
- http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public
- *Riverside County Airport Land Use Commission Compatibility Plan Policy Document, December, 2004*
- <http://geotracker.waterboards.ca.gov>
- Initial Study/Mitigated Negative Declaration EA# 1206001902

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PUBLIC NOTICE

June 12, 2015

Riverside County Economic Development Agency
5555 Arlington Avenue
Riverside, California 92504

(951) 343-5455 Stephanie Adams

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. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about June 30, 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 HOME Investment Partnership Act funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Vista Rio Apartments

PURPOSE: The project activity includes the allocation of \$1,000,000 in HOME funds to Jurupa Valley Vista Rio Partners, a California Limited Partnership, to provide construction funds for Vista Rio Apartments. Vista Rio Apartments will consist of the construction of a 39-unit apartment complex located in the City of Jurupa Valley. The proposed project will consist of 26 two-bedroom units and 13 three-bedroom units. The two bedroom units are approximately 979 square feet and the three bedroom units are approximately 1257 square feet. In addition to the housing units the proposed project will consist of a 3,093 square foot community room, computer lab, exercise facility, game room, media room and a pool. The apartment units will be rented to low-income households and will provide a variety of supportive services.

LOCATION: The project site is located at 3901 Briggs Street, Jurupa Valley, CA on an approximate 3.67 vacant parcel.

APN: 181-041-015-4

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 Assessment (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 hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Stephanie Adams at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before June 29, 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 County of Riverside 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 Economic Development Agency to allocate HOME funds on behalf of the County of Riverside.

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:

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. 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;
- c. 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
- d. 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.

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