

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

731



FROM: Economic Development Agency

SUBMITTAL DATE:
February 18, 2016

SUBJECT: Adoption of Environmental Assessment Report and Finding of No Significant Impact on the Environment for Seasons at Beaumont Apartments Pursuant to the National Environmental Policy Act (NEPA), Located in the City of Beaumont, District 5, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and the Finding of No Significant Impact for Seasons at Beaumont Apartments (Project), pursuant to the National Environmental Policy Act (NEPA), based on the findings incorporated in the report and conclude that the project is not an action which may affect the quality of the environment;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

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

SOURCE OF FUNDS: N/A	Budget Adjustment: No
	For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: March 1, 2016
 xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: _____ District: 5 Agenda Number: _____

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

Departmental Concurrence

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

3-5

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

Economic Development Agency

FORM 11: Adoption of Environmental Assessment Report and Finding of No Significant Impact on the Environment for Seasons at Beaumont Apartments Pursuant to the National Environmental Policy Act (NEPA), Located in the City of Beaumont, District 5, [\$0]

DATE: February 18, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

2. Approve the attached Request for Release of Funds (RROF) form;
3. Authorize the Chairman of the Board of Supervisors to execute the attached EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD); and
4. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the EA and RROF including, but not limited to, signing necessary and relevant documents subject to approval by County Counsel.

BACKGROUND:

Summary

LINC Community Development Corporation, a nonprofit public benefit corporation and an affordable housing developer, has formed a limited liability partnership known as LINC-Beaumont APTS LP (Partnership) for the purpose of applying for tax credits to the California Tax Credit Application Committee (TCAC) for the development of the proposed project discussed herein. The Seasons at Beaumont Apartments (Proposed Project) will be located on 1.3 acres of vacant land located on the west side of Illinois Avenue at the intersection of East 7th Street, Beaumont, California 92223 with Assessor's Parcel Numbers 418-020-027, 418-020-032, 418-020-033, and 418-020-034. Developer was awarded 21 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through a competitive Request for Proposals released by the Housing Authority of the County of Riverside on March 4, 2015. The Partnership has requested an allocation of \$1,000,000 in Neighborhood Stabilization Program 3 (NSP3) funds to fill a funding gap for the Proposed Project (to be presented to the Board in separate action).

Prior to the consideration of an agreement for federal Neighborhood Stabilization Program 3 (NSP3) funds and 21 PBV contracts for the Proposed Project, the County, as the Responsible Entity, is required to first complete applicable environmental review procedures and evaluate the potential effects of the Proposed Project on the environment pursuant to the National Environmental Policy Act (NEPA). The attached Environmental Assessment was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR Sections 58.5 and 58.6, and the County Economic Development Agency (EDA) found that the Proposed Project would not have a significant effect on the environment. HUD also requires that the Responsible Entity for the environmental review process complete and execute the attached Request for Release of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public noticing requirements have been satisfied in accordance with 24 CFR Sections 58.43 and 58.45. On January 27, 2016 the attached Notice to the Public of a Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds (Public Notice) was published in connection with the Project.

Project Description:

The Proposed Project is a 38-unit multi-family apartment complex, comprised of 21 one-bedroom units, 5 two-bedroom units, and 12 three-bedroom units. One two-bedroom unit will be set aside as an on-site manager's unit. The Project will be rented to and occupied by qualified low-income households with a preference for veteran households. A total of 18 units will be reserved as NSP3-assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income. A total of 21 PBVs will provide rental assistance subsidies for the Proposed Project.

(Continued)

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

Economic Development Agency

FORM 11: Adoption of Environmental Assessment Report and Finding of No Significant Impact on the Environment for Seasons at Beaumont Apartments Pursuant to the National Environmental Policy Act (NEPA), Located in the City of Beaumont, District 5, [\$0]

DATE: February 18, 2016

PAGE: 3 of 3

BACKGROUND:

Summary (Continued)

On-site amenities may include a 1,584 square foot community room including a computer lab, service offices and a laundry facility. On-site services may include literacy classes, computer training, after school programs and nutrition and wellness programs.

The estimated total cost for the Proposed Project is \$14,324,905. In addition to the proposed NSP3 loan in the amount of \$1,000,000, other sources of funds will include \$3,812,676 from the California Housing and Community Development's Veterans Housing and Homelessness Prevention (VHHP) Program, \$314,108 in deferred developer's fee, \$100 in General Partner's equity, and the balance of \$9,198,021 will come from tax credit equity financing.

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

Impact on Citizens and Businesses

The development and construction of the Seasons at Beaumont Apartments will have a positive impact on citizens, community members and businesses in the County of Riverside. The project is expected to generate construction, maintenance, and property management jobs and provide affordable housing for residents in the County of Riverside.

Attachments:

- Environmental Assessment
- Public Notice
- Request for Release of Funds



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

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

Project Name: Seasons at Beaumont (NSP1.5-15-001-5th)
Preparer: Mervyn Manalo, Housing Specialist III
Responsible Entity: County of Riverside
Month/Year: January / 2016
Certifying Officer: John J. Benoit, Chairman
Riverside County Board of Supervisors

MAR 01 2016 35

Project Location:

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

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

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

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

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

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

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

Funding Information

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

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

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

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project is not within 2,500 feet of the end of a civil airport runway. The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ) – or Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) –Approach Protection Zone.</p> <p><i>Source: Riverside County GIS</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project is not within a Coastal Barrier Resources System.</p> <p><i>Source: U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper</i> http://www.fws.gov/cbra/Maps/Mapper.html</p>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<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 (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. 06065C0812G.</p> <p><i>Source: Federal Emergency Management Agency</i> https://msc.fema.gov/portal</p>

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

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

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not in a Conservation Area. Assessment from the Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, indicated there are no critical habitats within the project area. The project will have “no effect” or “is not likely to adversely affect” any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify designated critical habitats as the project involves new construction of a new multi-family housing complex.</p> <p><i>Source: U.S. Fish & Wildlife Service IPaC - Information, Planning, and Conservation System http://ecos.fws.gov/ipac ; Riverside County GIS http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the State Water Resources Control Board GeoTracker, the subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. A Phase I Environmental Site Assessment (ESA) indicated the possibility of contaminants due to historical use of agricultural chemicals, such as pesticides, herbicides and fertilizers. A Phase II ESA was conducted on November 23, 2015. Organochlorine pesticides (OCPs) were not detected above laboratory detection limits in the soil samples analyzed. Based on the findings of this investigation, there is no evidence indicating a threat to future site occupants or the environment. No further compliance steps or mitigation are required.</p> <p><i>Source: State Water Resources Control Board GeoTracker http://geotracker.waterboards.ca.gov/ ; Phase I Environmental Site Assessment – May 1, 2015 by Andersen Environmental; Phase II Environmental Site Assessment – November 23, 2015 by Andersen Environmental</i></p>

<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject and adjacent properties are free of explosive and flammable hazards which could affect the health or safety of occupants or conflict with the intended use of the subject property. In an effort to prevent injury to occupants and damage to buildings from industrial accidents, there is no presence of facilities presenting an explosive or flammable hazard to the project site.</p> <p><i>Source: State Water Resources Control Board GeoTracker</i> http://geotracker.waterboards.ca.gov/</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within an agricultural preserve and does not include prime or unique farmland or other farmland of statewide or local importance. The project site is designated as Urban Built-Up Land and is located in a residential neighborhood.</p> <p><i>Source: Riverside County GIS</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a “critical action” within a 500 year floodplain as shown in Federal Flood Insurance Rate Map No. 06065C1440H.</p> <p><i>Source: Federal Emergency Management Agency</i> https://msc.fema.gov/portal</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project is located in a residential neighborhood. Noise levels may increase during construction of the project, but will adhere to General Plan Ordinances set forth by the City of Beaumont. No exposure of severe noise levels are expected to people. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment shall be imposed during the construction phase of the project.</p> <p><i>Source: Staff Review– January 25, 2016</i></p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The proposed project is not expected to have an adverse effect or impact on any historic, architectural or cultural resources as reported in the Phase I Historical/Archaeological Resources Survey by CRM TECH. A Historical Verification Report was submitted to the State Historic Preservation Office (SHPO) on January 19, 2016 and the 30-day SHPO review period ended on February 18, 2016. Pursuant to Section 106 of the National Historic Preservation Act and its implementing regulation 36 CFR 800, 15 federally-recognized Indian tribes were consulted and the last tribe to receive a request for response was on January 20, 2016. The 30-day consulting period ended on February 19, 2016. The Morongo Band of Mission Indians and Soboba Band of Luiseño Indians have indicated that the project is outside the existing reservation, but within the bounds of their Tribal Traditional Use Areas. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment shall be imposed during the construction phase of the project.</p> <p><i>Source: Phase I Historical/Archaeological Resources Survey for Seasons at Beaumont, Beaumont, California (CRM TECH, 2015); Tribal consultation communications 2016</i></p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within a U.S. EPA-designated sole source aquifer watershed area per EPA Ground Water Office.</p> <p><i>Source: EPA Pacific Southwest, Region 9 Sole Source Aquifer</i> http://epa.gov/region09/water/groundwater/ssa.html</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not involve construction activity within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish and Wildlife Service.</p> <p><i>Source: U.S. Fish and Wildlife Services: National Wetlands Inventory/ Mapper</i> http://www.fws.gov/wetlands/Data/Mapper.html</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within one mile of a listed Wild and Scenic River.</p> <p><i>Source: http://www.rivers.gov/california.php</i></p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in a residential neighborhood. The project is suitable for its proposed use and will not be adversely impacted by adverse environmental conditions. <i>Source: Staff Review – January 25, 2016</i>

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

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No impact anticipated	The current zoning designation is Residential, Multi-Family Zone (R-MF). The project is compatible with the current zoning and land use. No impacts are anticipated. <i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan.</i>
Energy Consumption	No impact anticipated	Due to the small increase in residential density, energy consumption is not significantly increased. The project site is located within the service district of Southern California Edison and SoCalGas Company. The site can be adequately served by all required utilities and public services. <i>Source: Staff Review – January 25, 2016.</i>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>No impact anticipated</p>	<p>The project site is not in a fault zone and not within a 1/2 mile of a fault. Liquefaction potential is low, but susceptible to subsidence. The proposed project must meet and exceed the seismic safety standards set forth in the California Building Code and by the City of Beaumont. Since these seismic safety standards take into account liquefaction and subsidence design constraints and because these standards are required as part of the approval process for all development projects in the City, the proposed project would be designed to ensure that any buildings constructed on site would remain stable in the event of a geologic event such as subsidence and liquefaction. Therefore, no impacts are anticipated with this issue and no mitigation measures are required. Prior to the issuance of a grading permit, the City of Beaumont must approve a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Through adherence to the SWPPP and City requirements, no impacts are anticipated with this issue and no mitigation measures are required.</p> <p><i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan., Riverside County GIS</i> http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>No impact anticipated</p>	<p>There are no known hazards nor are there any known nuisances that are expected to be created by or affect the project. The proposed project will not create a significant hazard to the public or the environment as it is an affordable single-family housing development. Therefore, there is no risk associated with accidental explosion or release of hazardous substances. No mitigation is required. The proposed project will not result in hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. Noise levels may increase during construction of the project, but will adhere to Perris General Plan Ordinances. People are not expected to be exposed to severe noise levels.</p> <p><i>Source: Staff Review – January 25, 2016 and City of Beaumont General Plan.</i></p>
<p>Energy Consumption</p>	<p>No impact anticipated</p>	<p>Due to the small increase in residential density, energy consumption is not significantly increased. The project site is located within the service district of Southern California Edison and SoCalGas Company. The site can be adequately served by all required utilities and public services.</p> <p><i>Source: Staff Review – January 25, 2016.</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	No impact anticipated	Project construction is expected to generate some temporary part-time construction jobs; however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. <i>Source: Staff Review – January 25, 2016</i>
Demographic Character Changes, Displacement	No impact anticipated	The project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas. No impact issues relating to displacement are expected as the site is vacant. <i>Source: Staff Review – January 25, 2016</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	No impact anticipated	The project site is located within the Beaumont Unified School District. To address potential impacts, the applicant will be required to pay school impact fees to the school district. Therefore, no impacts are anticipated. <i>Source: Staff Review – January 25, 2016</i>
Commercial Facilities	No impact anticipated	No adverse impact is expected since the land use and zoning for the current use of the project will not impact commercial facilities. <i>Source: Staff Review – January 25, 2016</i>
Health Care and Social Services	No impact anticipated	San Gorgonio Memorial Hospital and urgent care services are located within 1.0 mile from the project site. The project is not expected to have an adverse impact on existing health care services. The proposed project does not have the potential to affect governmental services nor create a need for new facilities, in excess of those previously considered by the General Plan. Therefore, no impacts are anticipated. <i>Source: Staff Review – January 25, 2016</i>
Solid Waste Disposal / Recycling	No impact anticipated	The project will not have a significant or adverse impact on issues relating to solid waste, no adverse impacts are expected. <i>Source: Staff Review – January 25, 2016</i>
Waste Water / Sanitary Sewers	No impact anticipated	The project will not exceed the wastewater treatment requirements of the City of Beaumont and no impact is anticipated. The Project is not expected to have a significant impact on waste water or sanitary sewers. <i>Source: Staff Review – January 25, 2016</i>
Water Supply	No impact anticipated	The project is not expected to have a significant impact on the water supply which is managed by the Beaumont-Cherry Valley Water District. <i>Source: Staff Review – January 25, 2016</i>

Public Safety - Police, Fire and Emergency Medical	No impact anticipated	The City of Beaumont has contracted with the Riverside County Fire Department, in conjunction with the California Department of Forestry and Fire Protection (Cal Fire), for fire protection and emergency services since 1978. The development will be required to comply with all City standards and requirements to address potential impacts with emergency services. Therefore, no significant impacts are anticipated. <i>Source: Staff Review – January 25, 2016</i>
Parks, Open Space and Recreation	No impact anticipated	The developer will be required to pay development impact fees related to public parks. Therefore, no impacts are anticipated. <i>Source: Staff Review – January 25, 2016</i>
Transportation and Accessibility	No impact anticipated	The Project may generate an incremental increase in additional vehicular movement; however, current street systems will not be adversely impacted. Public transportation is available near the project site. The nearest bus stop is less than 500 feet from the project. No substantial impact upon existing transportation systems is expected. <i>Source: Staff Review – January 25, 2016</i>

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

Additional Studies Performed:

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

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

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

- City of Beaumont General Plan
- Riverside County GIS
- Federal Emergency Management Agency <https://msc.fema.gov/portal> FEMA Flood Insurance Rate Map (FIRM) Number **06065C0812G**
- South Coast Air Quality Management District (SCAQMD) Air Quality Significance Thresholds <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>
- Economic Development Agency Site Visit and Staff Review. (January 25, 2016)
- State Coastal Zone Boundaries <http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf>
- State Water Resources Control Board GeoTracker <http://geotracker.waterboards.ca.gov/>
- U.S. Fish & Wildlife Service IPaC - Information, Planning, and Conservation System <http://ecos.fws.gov/ipac>
- EPA Pacific Southwest, Region 9, Sole Source Aquifer <http://epa.gov/region09/water/groundwater/ssa.html>
- U.S. Fish and Wildlife Services: National Wetlands Inventory, Wetlands Mapper (Retrieved January 2016) <http://www.fws.gov/wetlands/data/Mapper.html>
- U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper (Retrieved January 2016) <http://www.fws.gov/cbra/Maps/Mapper.html>
- National Wild and Scenic Rivers (Retrieved January 2016) <http://www.rivers.gov/california.php>
- Riverside County Geographic Information Services (GIS) http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm
- Google Maps <https://maps.google.com/>
- Tribal Consultation letters to 15 tribes
 - Responses were obtained from the Morongo Band of Mission Indians and Soboba Band of Luiseño Indians.

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

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

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

No action for the construction of the project will leave the site vacant and preclude 37 low-income households from obtaining affordable housing.

Summary of Findings and Conclusions:

The proposed project will compliment as well as benefit the surrounding land uses. The construction of the project will provide temporary jobs and provide 37 affordable housing units.

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

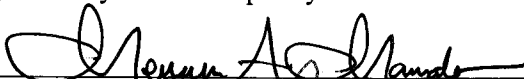
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

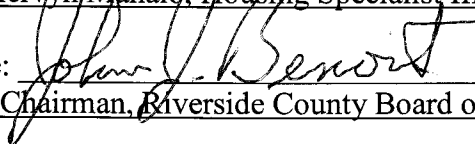
1. Prior to onsite development, the proposed project shall be processed through the requirements of the City of Beaumont and would necessarily comply with approved Air Quality Management Plan (AQMP) and Storm Water Pollution Prevention Plan (SWPPP) during grading development.
2. Grading and construction permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development. All dust control measured shall be incorporated into the grading plan.
3. Grading construction equipment used onsite shall utilize all available emission reducing technologies.
4. Native American Monitors from concerned tribes shall be present during any ground disturbing proceedings, including surveys and archaeological testing. If buried cultural materials are discovered during grading and/or other construction activities, all work in that area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds.
5. The developer shall submit a construction related noise mitigation plan to the City of Beaumont for review and approval. The plan shall depict the number, types, and location(s) of construction equipment and how the noise from the equipment will be reduced during construction. The developer shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City of Beaumont.
6. Review by all other County and City agencies participating in the development review process. Any mitigation found to be necessary as a result of the review is reflected in the design of the project and delineated in the City of Beaumont Conditions of Approval.

Determination:

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

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

Preparer Signature:  Date: 2/3/16
Name/Title/Organization: Mervyn Manalo, Housing Specialist III, Riverside County EDA

Certifying Officer Signature:  Date: 3/1/16
Name/Title: John J. Benoit, Chairman, Riverside County Board of Supervisors

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

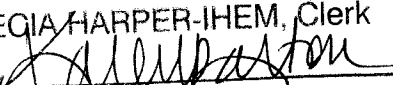
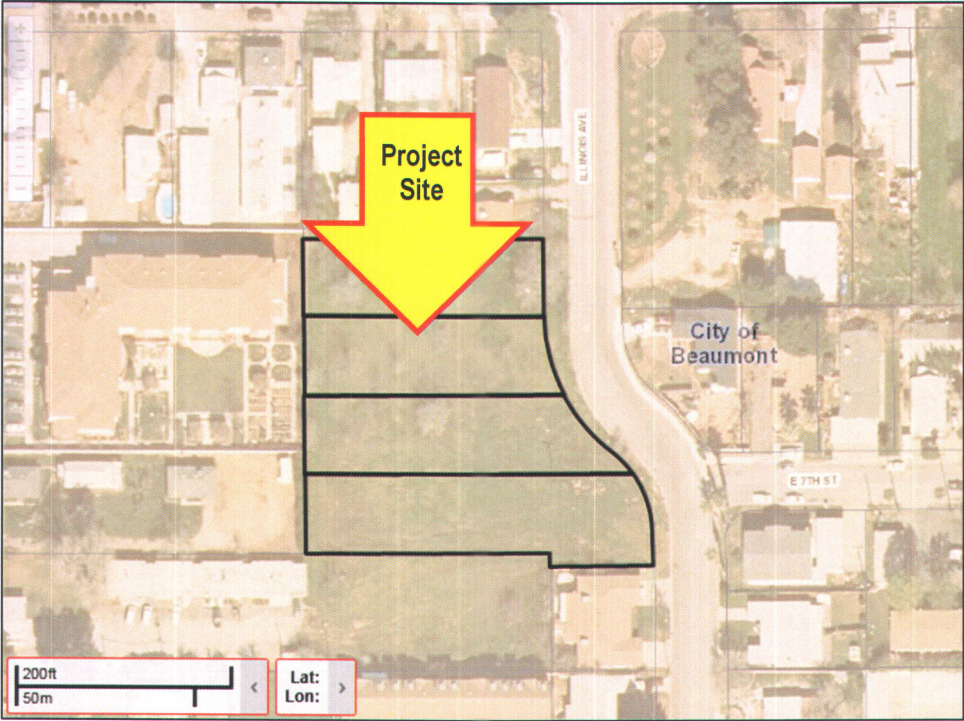
ATTEST:
KEGIA HARPER-IHEM, Clerk
By 
DEPUTY

Exhibit A: Illinois Avenue Apartments Project (38 units)

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



Facing North of the Project Site



Facing West across the Project Site



Facing East of the Project Site



Facing South of the Project Site (West end)



Facing South of the Project Site (East end)



Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 07/31/2017)

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

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

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

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

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

The project activity includes the proposed use of:

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

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

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

MAR 01 2016 3-5


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


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

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

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

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


ATTES
KECIA HARPER-IHEM, Clerk
BY: 
DEPUTY

Signature of Certifying Officer of the Responsible Entity  X	Title of Certifying Officer John J. Benoit, Chairman, Riverside County Board of Supervisors
	Date signed 3/1/16

Address of Certifying Officer
c/o Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92504

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

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

Signature of Authorized Officer of the Recipient  X	Title of Authorized Officer John J. Benoit, Chairman, Riverside County Board of Commissioners
	Date signed 3/1/16

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)

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Seasons at Beaumont Apartments / RROF / / NSP3


I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/28/2016

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

Date: Jan 28, 2016

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010130919-01

P.O. Number: NSP3

Ad Copy:

PUBLIC NOTICE

January 28, 2016

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

(951) 343-5495 Mervyn Manalo

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 March 1, 2016, 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: (1) Neighborhood Stabilization Program 3 (NSP3) funds set forth under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act), as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Seasons at Beaumont Apartments

PURPOSE: The project activity includes the allocation of \$1,000,000 in NSP3 funds to LINC-Beaumont APTS LP, a California limited partnership, and twenty-one (21) HCVP Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The project includes the redevelopment and new construction of a 38-unit apartment complex located in the City of Beaumont. The proposed project will consist of 21 one-bedroom units, 5 two-bedroom units, and 12 three-bedroom units. One two-bedroom unit will be set aside as an on-site manager's unit. The Project will be rented to and occupied by qualified low-income households with a preference for veteran households. A total of 28 units will be reserved as NSP3-assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income. A total of 21 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) will provide rental assistance subsidies for the proposed project and administered by the Housing Authority of the County of Riverside.

LOCATION: The project site is located on 1.3 acres of vacant land located on the west side Illinois Avenue at the intersection of East 7th Street, Beaumont, California 92223 with Assessor's Parcel Numbers 418-020-027, 418-020-032, 418-020-033, and 418-020-034.

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 February 28, 2016 will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that John J. Benoit 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 Housing Authority of the County of Riverside to allocate the Project Based Vouchers and the Riverside County 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:

- 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;

- 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 213-894-6122) to verify the actual last day of the objection period. 1/26