FORM APPROVED COUNTY COUNSEL 3/24/16 DATE
BY: GREGORY P. PRIAMOS

Departmental Concurrence

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

333

FROM: Housing Authority

SUBMITTAL DATE:
April 14, 2016

SUBJECT: Approval of the Request for Release of Funds for Project Based Vouchers for Madera Vista Apartments Phase 3, Located in the City of Temecula, District 3, [$0]

RECOMMENDED MOTION: That the Board of Commissioners:

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

BACKGROUND:
Summary
(Commences on Page 2)

Robert Field
Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ 0	$ 0	$ 0	$ 0	Consent ☐ Policy ☒
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 HOUSING AUTHORITY BOARD OF COMMISSIONERS

On motion of Commissioner Washington, seconded by Commissioner Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 26, 2016
xc: Housing Authority, EDA
(Comp. Item 3-12 and 9-1)

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

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

Prev. Agn. Ref.: 3.20 of 7/14/09	District: 3	Agenda Number:

10-1

BACKGROUND:
Summary

BRIDGE Housing Corporation – Southern California, a California nonprofit public benefit corporation and an affordable housing developer, desires to receive from the Housing Authority of the County of Riverside (HACR) 7 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) upon the execution of an Agreement to enter into Housing Assistance Payments, which will be submitted to the HACR's Board of Commissioners at a later date for review and approval. The HACR received the PBVs from the United States Department of Housing and Urban Development (HUD) through a competitive Notice of Funding Availability (NOFA). In its response to the NOFA, HACR pledged to use the 7 PBVs as a rental subsidy for low-income households upon completion of the 30 unit new construction complex at 44155 Margarita Road, Temecula, California identified as Assessor's Parcel Number 959-080-033.

Since the 7 PBVs are derived from federal funds awarded by HUD, a federal agency, environmental review pursuant to National Environmental Policy Act (NEPA) must be conducted. The County of Riverside Economic Development Agency (EDA) as the Responsible Entity for purposes of NEPA has completed the applicable environmental review procedures and has evaluated the potential effects of the issuance of the 7 PBVs as a rental subsidy (Project) on the environment and has found that there is no significant impact on the environment. HUD also requires that the recipient of federal funds complete and execute the attached Request for Release of Funds (RROF) certifying to agree and abide by special conditions, procedures and requirements of the environmental review. The federal funds provided by the HACR for the Project are strictly for a rental subsidy that will be utilized by the developer upon project completion of the housing project. On March 22, 2016, the attached Notice to Public of a Finding of No Significant Impact on the Environment and Intent to Request for Release of Funds (Public Notice) was published in connection with the project in accordance with 24 CFR Sections 58.43 and 58.45.

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

Impact on Citizens and Businesses
The Project Based Vouchers and the development and construction of the project will have a positive impact on citizens and businesses as they provide affordable housing, as well as create jobs for local residents.

Attachments:

A. Re-Evaluation of Environmental Assessment (copy)
B. Environmental Assessment (copy)
C. Request for Release of Funds
D. Public Notice

Attachment A

Copy of
Re-evaluation of the Environmental Assessment for HUD-funded Proposals (Madera Vista Apartments Phase 3)

[BEHIND THIS PAGE]

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

Re-evaluation of Environmental Assessment for HUD-funded Proposals

(24 CFR 58.47. Re-evaluation of environmental assessments and other environmental findings.)

Project Identification: Madera Vista Apartments Phase 3 (NSP1.5-16-001-3rd)

Preparer: Mervyn Manalo, Housing Specialist

Responsible Entity: County of Riverside

Month/Year: March/2016

Re-evaluation of Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency
[24 CFR 58.2(a)(7)]
Certifying Officer: John J. Benoit, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]
Project Name: Madera Vista Apartments Phase 3

EA Date: July 6, 2009

RROF Date Sent to HUD: July 14, 2009

HUD Authorization to Use Funds Approval Date: August 15, 2009

Project Location: 44155 Margarita Road, Temecula, CA 92592, APN 959-080-033.

Estimated total project cost: $9,541,473

Grant Recipient: Summerhouse Housing 3, L.P.
[24 CFR 58.2(a)(5)]
Recipient Address: 600 California St., Suite 900, San Francisco, CA 94108

Project Representative: Jeff Williams

Telephone Number: (619) 814-1281

Description of the Original Proposal:

In 2009, BRIDGE Housing Corporation – Southern California (Developer), a California nonprofit public benefit corporation organized to provide housing for low income persons, along with a separate non-profit partner, originally proposed to use $2,500,000 in Neighborhood Stabilization Program (NSP) funds along with funding from the former Redevelopment Agency of the City of Temecula for the acquisition and redevelopment of a partially built, foreclosed 110-unit condominium development for qualified low-income households located at 44155 Margarita Road, Temecula, California with Assessor's Parcel Number (APN) 959-080-022 (Original Project Site). The project was originally named Silver Oaks and entitlements were secured in 2006. The name was changed to Summerhouse as the project moved forward to construction in 2007. Due to market conditions, the property went into foreclosure in 2008.

Developer proposed to use NSP funds for acquisition, development and construction of 110 units. Due to community resistance the project stalled and failed to reach a loan agreement for NSP funds. Developer's nonprofit partner pulled out of the process and Developer moved forward with funding from the former Redevelopment Agency of the City of Temecula to acquire the land and complete construction of the 20 units, which was completed in January of 2011.

In an effort to keep the project alive, Developer formed a California limited partnership, Summerhouse Housing Associates, L.P. (Partnership), for the purpose of applying for competitive 9% tax credits to the California Tax Credit Application Committee (TCAC) for the development of the remaining 90 units of the project.

In 2011, Partnership applied for County HOME funds to build 80 units. A Re-evaluation of Environmental Assessment was completed on January 27, 2011 per 24 CFR 58.47(b) finding that the original findings were still valid, but the conditions upon which they were based have changed. The Finding of No Significant Impact (FONSI) was found to be still valid with the changes including: (1) a reduction in units from 110 units to 80 units; and (2) a change in the source of funding from $2,500,000 in NSP funds to $1,000,000 in HOME funds. The estimated total project budget remained at approximately $25,000,000.

On March 15, 2011, the Board of Supervisors approved $1,000,000 in HOME funds with the Partnership for the development and construction of 80 units located on the Original Project Site, which was subdivided and planned on APN 959-080-024 for development. The proposed project consisted of 6 one-bedroom units, 36 two-bedroom units, and 38 three-bedroom units. A total of 11 units were restricted for households with incomes that do not exceed 50% of the Riverside County Area Median Income for a period of 55 years. After multiple failed attempts in applying and competing for 9% tax credits, the HOME loan self-terminated.

Subsequently, after reducing the scope of development and budget, the Partnership finally secured tax credit equity financing to construct Phase 2 consisting of 60 units without NSP or HOME funding assistance from the County of Riverside. As part of the Phase 2 development, the overall project was renamed Madera Vista Apartments. Phase 2 was completed in June of 2014.

Description of Project Changes Reflected In this Re-evaluation:

The subject of this NSP funding application is Madera Vista Apartments Phase 3. A new California limited partnership, Summerhouse Housing 3, L.P. (Phase 3 Partnership), was formed for the purpose of applying for 4% tax credits to TCAC for the Phase 3 development. Phase 3 Partnership proposes to utilize $1,650,000 in NSP funds for the development and construction of phase 3, the final phase consisting of 30 units located at 44155 Margarita Road, Temecula, California also identified as APN 959-080-033, a subdivision of APN 959-080-024. The project is comprised of 3 one-bedroom units, 14 two-bedroom units, and 13 three-bedroom units. A total of 8 units will be restricted for households with incomes that do not exceed 50% of the Riverside County Area Median Income for a period of 55 years.

Phase 3 Partnership was awarded 7 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 August 26, 2015. The total project budget is $9,541,473. In addition to the proposed NSP funds in the amount of $1,650,000, funding sources include a loan from the City of Temecula for $721,345, a Citibank loan in the amount of $1,701,033, a Citibank subordinate loan in the amount of $900,000, a General Partner Equity/Deferred Developer Fee in the amount of $790,000 and a Tax Credit Investor Equity Contribution in the amount of $3,779,095.

In accordance with the provisions of 24 CFR 58.47 relative to this re-evaluation, it is the finding of the Responsible Entity, that [check one of the following 2 options]:

1. ☐ Re-evaluation of the project under Sec. 58.47 is <u>not required</u>.

The scope, scale, nature, magnitude and location of the project are substantially unchanged from that as originally reviewed and approved; no new circumstances or environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions, have been discovered; and the selection of an alternative not in the original finding is not being proposed. The same conditions that previously applied to the project remain unchanged.

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2. ☒ Re-evaluation of the project under Sec. 58.47 is <u>required</u> because (select one):

☐ The amendment substantially changes the nature, magnitude or extent of the project/program, including adding new activities not anticipated in the original scope;
☐ There are new circumstances and environmental conditions which affect the project/program or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
☒ An alternative has been selected not considered in the original finding.

Explain the changes, circumstances or alternative that triggers this re-evaluation:

An Environmental Assessment was completed and approved for Summerhouse Apartments on July 14, 2009 (2009 EA) by the County of Riverside when Developer first applied for County NSP funds in the amount of $2,500,000. Due to community resistance the project stalled and failed to reach a loan agreement for NSP funds.

In 2011, Partnership applied for $1,000,000 in County HOME funds to build 80 units. A Re-evaluation of Environmental Assessment was completed on January 27, 2011 per 24 CFR 58.47(b) finding that the original findings were still valid, but the conditions upon which they were based have changed. The Finding of No Significant Impact (FONSI) was found to be still valid with the changes including: (1) a reduction in units from 110 units to 80 units; and (2) a change in the source of funding from $2,500,000 in NSP funds to $1,000,000 in HOME funds. The estimated total project budget remained at approximately $25,000,000. Although funding was approved, Partnership was unable to secure tax credits and the HOME loan self-terminated.

Phase 3 Partnership proposes to utilize $1,650,000 in NSP funds for the development and construction of Phase 3, the final phase consisting of 30 units located at 44155 Margarita Road, Temecula, California with APN 959-080-033, a subdivision of APN 959-080-024. The project is comprised of 3 one-bedroom units, 14 two-bedroom units, and 13 three-bedroom units. A total of 8 units will be restricted for households with incomes that do not exceed 50% of the Riverside County Area Median Income for a period of 55 years.

Phase 3 Partnership was also awarded 7 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 August 26, 2015. The total project budget is estimated at approximately $9,600,000.

Under HUD regulation 24 CFR 58.4, the County of Riverside assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Pursuant to HUD Notice CPD-12-006 issued on June 15, 2012, County contacted 15 tribes for consultation and response (Exhibit A). Only one tribe requested that approved Native American Monitor(s) be present during any future ground proceedings, including surveys and archaeological testing, associated with the proposed project. As such, Phase 3 Partnership shall be conditioned to hire approved Native American Monitor(s) to be present during any future ground proceedings, including surveys and archaeological testing, associated with the proposed project. EDA has found that all other environmental factors considered in the 2009 EA are still valid. In addition, EDA found that the original environmental findings set forth in the 2009 EA are still valid and should be affirmed and no data or conditions upon which they were based have changed. Pursuant to 24 CFR section 58.47 (b), since a Finding of No Significant Impact (FONSI) notice was published in connection with the 2009 EA, no further publication of a FONSI notice is required.

After re-evaluation of the 2009 EA, the Finding of No Significant Impact (FONSI) is still found to be valid with the changes including: (1) a decrease in units from 110 units to 30 units; and (2) a decrease in funding from $2,500,000 in NSP funds to $1,000,000 in NSP funds; (3) a decrease in the estimated total project budget from $25,000,000 to approximately $9,600,000; and inclusion of seven (7) Housing Choice Voucher Program (HCVP) Project Based Vouchers.

Re-evaluation has been undertaken and the findings in the ERR have been updated per Sec. 58.47(b) as follows:

The Riverside County Economic Development Agency (EDA) has re-evaluated the 2009 EA in accordance with 24 CFR Part 58.47 to account for changes to the proposed project. EDA concluded that all environmental factors considered in the 2009 EA are still valid.

Having undertaken the procedures in 58.47(b), it is determined that (select one):

☒ The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

☐ The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared. ***Note: If this box is checked, CD Specialists must wait until the entire process of completing the checklists, publication and ROF is completed before signing below.***

Preparer's signature:

I certify to the accuracy of the above statement(s).

Mervyn A. Manalo

Date: 3/24/16

Mervyn Manalo, Housing Specialist

Responsible Entity:

Signed by: John J. Benoit

Date: APR 26 2016

John J. Benoit
Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY: JHAILA R. BROWN
DATE 3-21-16

ATTEST:
KECIA HARPER-IHEM, Clerk
By _____ DEPUTY

EXHIBIT A

Tribal Consultation

TRIBAL_NAME	CITY	STATE	COUNTY_NAME	STATE_NAME
Morongo Band of Cahuilla Mission Indians of the Morongo Reservation	Banning	CA	Riverside	California
Pechanga Band of Luiseno Mission Indians of the Pechanga Reservation	Temecula	CA	Riverside	California
Quechan Tribe of the Fort Yuma Indian Reservation	Yuma	AZ	Riverside	California
Ramona Band of Cahuilla Indians	Anza	CA	Riverside	California
Santa Rosa Band of Cahuilla Indians	Hemet	CA	Riverside	California
Soboba Band of Luiseno Indians	San Jacinto	CA	Riverside	California
Torres Martinez Desert Cahuilla Indians	Thermal	CA	Riverside	California
Twenty-Nine Palms Band of Mission Indians	Coachella	CA	Riverside	California
Yavapai-Apache Nation of the Camp Verde Indian Reservation	Camp Verde	AZ	Riverside	California
Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation	Palm Springs	CA	Riverside	California
Augustine Band of Cahuilla Indians	Coachella	CA	Riverside	California
Cabazon Band of Mission Indians	Indio	CA	Riverside	California
Cahuilla Band of Mission Indians of the Cahuilla Reservation	Anza	CA	Riverside	California
Colorado River Indian Tribes of the Colorado River Indian Reservation	Parker	AZ	Riverside	California
Fort McDowell Yavapai Nation	Fountain Hills	AZ	Riverside	California

Attachment B

Copy of
Environmental Assessment for the
Summerhouse Apartments
(renamed Madera Vista Apartments)
dated July 14, 2009

[BEHIND THIS PAGE]

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: Summerhouse Apartments, Temecula, CA

Preparer: Der Xiong, Development Specialist

Responsible Entity: County of Riverside

Month/Year: June/2009

Environmental Assessment

Responsible Entity: [24 CFR 58.2(a)(7)] Riverside County Economic Development Agency

Certifying Officer: [24 CFR 58.2(a)(2)] Jeff Stone, Chairman, Riverside County Board of Supervisors

Project Name: Summerhouse Apartments

Project Location: 44155 Margarita Road, Temecula, CA 92530
Assessor's Parcel Number 959-080-022

Estimated total project cost: $2,500,000

Grant Recipient: [24 CFR 58.2(a)(5)] Bridge Housing Corporation

Recipient Address: 345 Spear Street, Suite 700
San Francisco, CA 94105

Project Representative: Brad Wiblin, Vice President

Telephone Number: (415) 989-1111
Fax: (415) 495-4898
Email: bwiblin@bridgehousing.com

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 Mitigation Measures Recommended.

FINDING: [58.40(g)]

_X_ **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: _____ **Date:** 07/06/09
Name/Title/Agency: Der Xiong, Development Specialist, Economic Development Agency

RE Approving Official Signature: _____ **Date:** JUL 14 2009
Name/Title/ Agency: Jeff Stone, Chairman, Riverside County Board of Supervisors

ATTEST:
KECIA HARPER-IHEM, Clerk
By _____ DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: _____ 7/13/09
MICHELLE CLACK DATE

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

Bridge Housing Corporation (the "Applicant"), a nonprofit corporation, has applied for $2,500,000 in NSP funds for the development and construction of Summerhouse Apartments, a partially built 110-unit apartment complex in the City of Temecula (see "Exhibit A").

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 Applicant intends to use up to $2,500,000 in NSP funds for the acquisition, develoopment and, construction of a partially built 110-unit apartment complex for qualified low-income households in the City of Temecula ("Project"). The Project is located at 44155 Margarita Road, in the City of Temecula, CA 92530, on approximately 6.8 acres between the corners of Dartola Road and Margarita Road with assessor parcel number 959-080-022.

The Project site is a fully entitled partially built 110-unit multi-family development that was foreclosed by United Commercial Bank. Prior to foreclosure the previous owner completed all site work, including perimeter walls, streets, and landscaping. One eight-unit building is complete, one six-unit building is 75% complete and two small recreational buildings are 75% complete.

The Project will consist of 18 one-bedroom units, approximately 690 square feet, 52 two-bedroom units, at approximately 878 to 1324 square feet, and 40 three-bedroom units, at approximately 1103 to 1918 square feet. Two three-bedroom units will be set aside for the resident managers.

The Applicant will be partnering with Orange County Rescue Mission ("OCRM"), a non-profit corporation, to create two independent communities through a legal lot line adjustment. The Applicant will develop and manage 90 units and target families earning 30%-60% of the area median income, while ORCM will develop and manage 20 units. OCRM will target homeless families and individuals earning 30% of the area median income who participate in the Rapid Re-Housing Program. The Rapid Re-Housing Program provides homeless families or individuals with housing and supportive services.

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 site already contains some buildings and partial structures, however, upon forclosure in 2008, the site has been left unfinished. In absence of the Project, the site will deteriorate, may attract crime, and become a blight problem to the surrounding neighborhood and community.

Statutory Checklist

[24CFR §58.5]

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

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	The Project is not expected to have an adverse impact on any historic, architectural or cultural resources. A Historical Verification Report was submitted to State Historic Preservation Officer on April 9, 2009. The 30 day review period ended May 9, 2009 with no objections. The Cultural Resources Assessment does not identify any archaeological resources on the site and concluded a negative presence of cultural resources. However mitigation measures will be implemented should any historic, architectural or cultural resources be found during construction. *Sources:* Cultural Resources Assessment for Tract No. 33891 –October 13, 2005 EDA staff site visit March 31, 2009 State Historic Preservation Letter –April 9, 2009
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The Project site is located under FEMA's Flood Insurance Rate Map (FIRM) Number 06065C3305G in Zone X. It is not within the 100 years floodplain. *Sources:* EDA staff site visit –March 31, 2009 FEMA Map Service Center –April 1, 2009 http://www.msc.fema.gov Riverside County Geographic Information Systems (GIS) –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The Project is not located in a wetland. The Project is not expected to have an adverse impact on any wetlands. *Sources:* EDA Staff Site Visit –March 31, 2009 U.S. Fish and Wildlife Services: National Wetlands Inventory –April 1, 2009 http://www.fws.gov/wetlands/data/Mapper.html
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as there are no coastal areas in Riverside County. Thus, the Project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. *Sources:* California State Association of Counties –April 1, 2009 http://www.csac.counties.org/default.asp?id=6 EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The Project is not located within an area designated as being supported by a sole source aquifier, as shown on a map of "Designated Sole Source Aquifiers in EPA Region IX". *Sources:* U.S. Environmental Protection Agency: Sole Source Aquifer –April 1, 2009 http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune

Endangered Species Act [50 CFR 402]	The Project is not expected to have an adverse impact on any endangered species of plants or animals. No mitigation or restoration is required as the Project is not in a Western Riverside Multi-Species Habitat Conservation Area Plan. *Sources:* California Environmental Quality Act (CEQA): City of Temecula –May 18, 2008 City of Temecula Geographic Information Systems –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located near a listed Wild and Scenic River. The Project will not have an effect on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic River Systems. *Sources:* EDA Staff Site Visit –March 31, 2009 National Wild and Scenic Rivers –April 1, 2009 http://www.rivers.gov/maps.html
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicels. In addition, there may be an adverse impact to the air quality; however, mitigation measures will be set to reduce this impact. *Sources:* CEQA: City of Temecula –May 5, 2009 EDA Staff Evalulation –May 20, 2009 EDA Staff Site Vist –March 31, 2009
Farmland Protection Policy Act [7 CFR 658]	The Project site is urban-built up land. The Project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The Project will not impact California's inventory of significant farmland. *Sources:* EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be adversely impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead the Project will provide affordable housing to low-income, minority populations and/or special needs groups. *Source:* EDA Staff Evaluation –May 20, 2009

HUD Environmental Standards	Determination and Compliance Documentation
Noise Abatement and Control [24 CFR 51 B]	There may be temporary increase in noise level during the construction of the Project; however mitigation measures will be added to reduce the noise level. *Sources*: EDA Staff Evaluation –May 20, 2009 CEQA: City of Temecula –May 18, 2006
Toxic/Hazardous/Radio-active Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The Project site is not listed in government databases as a generator, user or disposer of hazardous materials. As a result, no recommendations for site clean-up or remediation were made. Future uses on the site are not expected to create a significant hazard to residents, employees and visitors to the site. *Sources*: EDA Staff Site Visit –March 31, 2009 Phase I Environmental Assessment –May 20, 2005 State of California: State Water Resources Control Board (SWRCB) Geotracker –April 1, 2009 http://geotracker.swrcb.ca.gov/
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The Project site is located adjacent to or near Murdy Ranch located at 45375 Loma Linda Street, however the case has been closed, and the ARCO service station immediately south of the Project, which is currently open. There is a low probability that ARCO has environmentally impacted the Project site, as 1) The ARCO service station is listed as having impacted soil only and 2) Fourth quarter 2004 groundwater monitoring data for wells located immediately upgradient of the project site indicate only trace quantities of fuel oxygenates. Future uses on the Project site are not expected to create a significant hazard to residents, employees and visitors to the site. No impact is anticipated. *Sources:* EDA Staff Site Visit –March 31, 2009 Phase I Environmental Assessment –April 1, 2009 SWRCB Geotracker –April 1, 2009 http://geotracker.swrcb.ca.gov/
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The site is not located in an airport influence area boundary nor is the Project impacted by a military airfield. The Project is not expected to have any significant impact. *Sources:* EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html

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 current land use and zoning designation is Professional Office (PO). Surrounding land uses immediately adjacent of the Project site to the north is Professional Office, to the east is Community Commerical, to the south Highway Tourist Commerical, and to the west is also Professional Office. Multifamily is allowed and consistent with this designation. *Sources:* CEQA: City of Temecula –May 18, 2006 City of Temecula GIS –April 1, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff Site Visit –March 31, 2009
Compatibility and Urban Impact	1	The Project is compatible with existing surrounding zoning and with existing and planned surrounding land uses. The Project is consistent with land use designations and policies. The Project is not expected to have an adverse impact on further urbanization of the area. *Sources:* CEQA: City of Temecula –May 18, 2006 Cit of Temecula GIS –April 1, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff Staff Site Visit –March 31, 2009
Slope	1	The Project site sits at an elevation of approximately 1,667 feet above mean sea level (AMSL). The site topography is relatively flat, however, it is gently tilted. The design and construction of the Project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. *Sources:* EDA Staff Site Visit –March 31, 2009 Cultural Resource Assessment –October 13, 2005 Preliminary Geotechnical Report –May 13, 2005
Erosion	1	No adverse impacts are expected as construction has already been initiated by the previous developer. Landscaping has been completed on parts of the site to prevent soil erosion and a chainlinked fence with covers in certain areas has been installed around the perimeter to prevent soil erosion. In addition, Best Management Practices (BMPs) for construction will be followed. *Sources:* EDA Staff Site Visit –March 31, 2009 Preliminary Geotechnical Report –May 13, 2005
Soil Suitability	4	Subsurface soils consist of Alluvial soils which contain sand, silty sand, and clayey sand. The southern portion of the property below 25 feet is susceptible to liquefaction when caused by earthquakes. The soil is susceptible to significant differential settlement during seismic shaking. Seiches may also pose a hazard during seismic events. The soil is suitable for construction as previous construction has already been approved. *Sources:* CEQA: City of Temecula –May 18, 2006 EDA Staff Site Visit –March 31, 2009 Preliminary Geotechnical Report –May 13, 2005

Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the Project. *Sources*: EDA Site Visit –March 31, 2009 SWRCB Geotracker –April 1, 2009 http://geotracker.swrcb.ca.gov/
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. Energy efficient appliances will be installed and drought tolerant plants and landscaping will adhere to the surrounding environment. *Sources:* EDA Staff Evaluation –May 20, 2009
Noise - Contribution to Community Noise Levels	4	Noise levels may increase during construction of the Project, but will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. Mitigation measures will be established during the construction phase of the Project. *Sources:* EDA Staff Site Visit –March 31, 2009 CEQA: City of Temecula –May 18, 2006
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	4	The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicels. In addition, there may be an adverse impact to the air quality; however, mitigation measures will be implemented to reduce this impact. *Sources:* CEQA: City of Temecula –May 18, 2006 EDA Staff Evaluation –May 20, 2009 EDA Site Visit –March 31, 2009
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Project will be compatible to surrounding areas, therefore, no adverse impacts are expected relating to visual quality, coherence, diversity, compatible use and scale. *Sources*: EDA Staff Site Visit –March 31, 2009 Riverside County GIS –May 20, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff

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. *Sources*: EDA Staff Site Visit –March 31, 2009 EDA Staff Evaluation –May 20, 2009
Displacement	1	No impact to issues relating to displacement are expected as there has already been construction activity on the site and there is no one residing on the site upon staff site visit. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Site Visit –March 31, 2009
Employment and Income Patterns	2	Project construction is expected to generate some temporary part-time construction jobs. The addition of mangement staff may offer new employment to the area. However, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Evaluation –May 20, 2009

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The Project may have an increase in students, however, it may not have an effect upon, or result in a need for new or altered schools as the Project will be subjected to the City of Temecula School fees. No mitigation measures are required. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
Commercial Facilities	1	No adverse impacts are expected since the landuse and zoning for the current use of the Project is Professional Office and will not impact commercial facilities. *Sources*: EDA Staff Review –May 20, 2009 City of Temecula GIS –April 1, 2009
Health Care	1	The Project is not expected to have an adverse impact on existing health care services. The nearest medical center, not including other clinics or health facilities, is Rancho Springs Medical Center about 9 miles from the Project area. *Sources*: City of Temecula GIS –April 1, 2009 EDA Staff Review –May 20, 2009
Social Services	1	The Project may increase existing social services, however, the Project will maintain on-site services to assist residents with any social services needs. *Source*: EDA Staff Review –May 20, 2009
Solid Waste	1	The Project will connect to the existing sewer system. Impact fees for the sewer purveyor, Eastern Municipal Water District, will be required by the City of Temecula for Water Supply Development Fee, Sewer Financial Participation Fee and Sewer Treatment Plant Capacity Fee to off-set the increase in solid waste. *Source*: EDA Staff Review –May 20, 2009
Waste Water	1	The Project will connect to the existing sewer system, no adverse impacts are expected. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage area, outlet points and outlet conditions. Therefore, no adverse impacts are expected. *Source*: EDA Staff Review –May 20, 2009
Water Supply	1	The Project is not expected to create adverse or significant impacts relating to water supply. The Rancho California Water District will be the water purveyor and will reqiure a Capacity Fee to off-set the cost for increase in water supply. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
Public Safety - Police	1	The nearest police station to the Project site is approximately 3.4 miles northwest of the site. Response time to the Project area ranges from one to three minutes for in-progress emergency calls and 10-45 minutes for non-emergency calls. Future development is unlikely to increase demand for police protection services. No adverse impact on the police protection is expected.

		Sources: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
- Fire	1	The site is located one-half mile from the location of the interim Southside Fire Station and approximately two miles south of existing Pauba Road Fire Station. A paramedic ambulance, reserve fire engine, water tender and breathing support unit are all housed at the Southside Fire Station also. No adverse impact on fire protection is expected. Precautions and fire safety requirements will be in placed as required on the Project site. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
- Emergency Medical	1	The Project will not have an adverse impact on emergency medical increases as a paramedic ambulance, reserve fire engine, water tender and breathing support unit are all housed at the Southside Fire Station, which is one-half mile away from the Project area. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Review –May 20, 2009
Open Space and Recreation - Open Space	1	The land use designation for the Project is Professional Office. The Project will not have an adverse impact on open space resources as there are at least four parks within a mile radius of the Project site. Sources: City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Evaluation –May 20, 2009 EDA Staff Site Visit –March 31, 2009
- Recreation	2	The land use designation for the Project is Professional Office. The Project will not have an adverse impact on open space resources. Recreation opportunities will be enhanced by the Project as it will provide a community room, pool and spa, tot lot, and many other amenities. Sources: City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Evaluation –May 20, 2009 EDA Staff Site Visit –March 31, 2009
- Cultural Facilities	2	The Project is not expected to have a significant or adverse impact on the existing cultural facilities. In addition, the City of Temecula will be requiring a Public Art Fee as part of the Project. The Project will have its own community room, which can also be used for cultural activities or events. Sources: EDA Staff Evaluation –May 20, 2009 EDA Staff Site Visit –March 31, 2009
Transportation	1	The Project may generate an increase in additional vehicular movement, however, current street system will not be adversely impacted. No substantial impact upon existing transportation systems is expected. In addition, Transportation Uniform Mitigation Fees will be required for the Project. Sources: CEQA: City of Temecula –May 18, 2006 City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Site Visit –March 31, 2009

Natural Features	Code	Source or Documentation
Water Resources	1	The Project is not expected to create adverse or significant impacts relating to water supply. The Rancho California Water District will be the water purveyor and will require a Capacity Fee to off set the cost for increase in water supply. *Sources*: EDA Staff Site Visit –March 31, 2009 EDA Staff Evaluation –May 20, 2009
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. The nearest surface water body is the Temecula Creek drainage basin, located about 1,200 feet south of the site. *Sources*: City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Site Visit –March 31, 2009 Phase I Environmental Assessment –May 20, 2005
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. In addition, it will not impact any historical features or agricultural lands. *Sources*: City of Temecula GIS –May 20, 2009 http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Vegetation and Wildlife	1	The Project is not expected to have an adverse impact on any endangered species of plants or animals. No mitigation or restoration is required. *Sources*: CEQA: City of Temecula –May 18, 2006 EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The Project site is located under FEMA's Flood Insurance Rate Map (FIRM) Number 06065C3305G in Zone X. It is not within the 100 years floodplain. There will be no adverse effects and flood insurance will not be required. *Sources:* EDA staff site visit March 31, 2009 FEMA Map Service Center –April 1, 2009 http://www.msc.fema.gov Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	The Project is not located within a Coastal Zone, as there are no coastal areas in Riverside County. Thus, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. *Sources:* EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The site is not located in an airport influence area boundary nor is the project adversely impacted by a military airfield. The Project is not expected to have any significant impact to an Airport Runway Clear Zone. *Sources:* EDA Staff Site Visit –March 31, 2009 Riverside County GIS –April 1, 2009 http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html

Summary of Findings and Conclusions

The Project will complement 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 dilapitated leading to blight, increase crime, and incompatability with the surrounding area.

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.)

Historical Preservation:
1) In the event any cultural, historical or paleontological resources are discovered during the grading operations, all construction activity shall cease. The City of Temecula Planning Department, Building Department and Pechanga Band of Luiseno Indians shall be notified in the event any resources are discovered.

2) In the event human remains are encountered, all activity shall cease and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission (NAHC) if applicable.

3) The landowner shall agree to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project site to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

Air Quality:
1) The Applicant is required to provide a water truck to continuously "water down" the graded areas to reduce the amount of dust from excavation as necessary to comply with AQMD Rule 403-Fugitive Dust. In addition, all heavy equipment must be regularly maintained to reduce emissions.

2) No wood burning stoves or wood burning fire places shall be permitted to reduce the degradation of air quality throughout the South Coast Air Basin.

Noise:
1) The Applicant shall submit a construction related noise mitigation plan to the City for review and approval. The plan shall depict the number, types, and location(s) of construction equipment and how the noise from the equipment will be reduced during construction.

2) The Applicant shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City of Temecula staff.

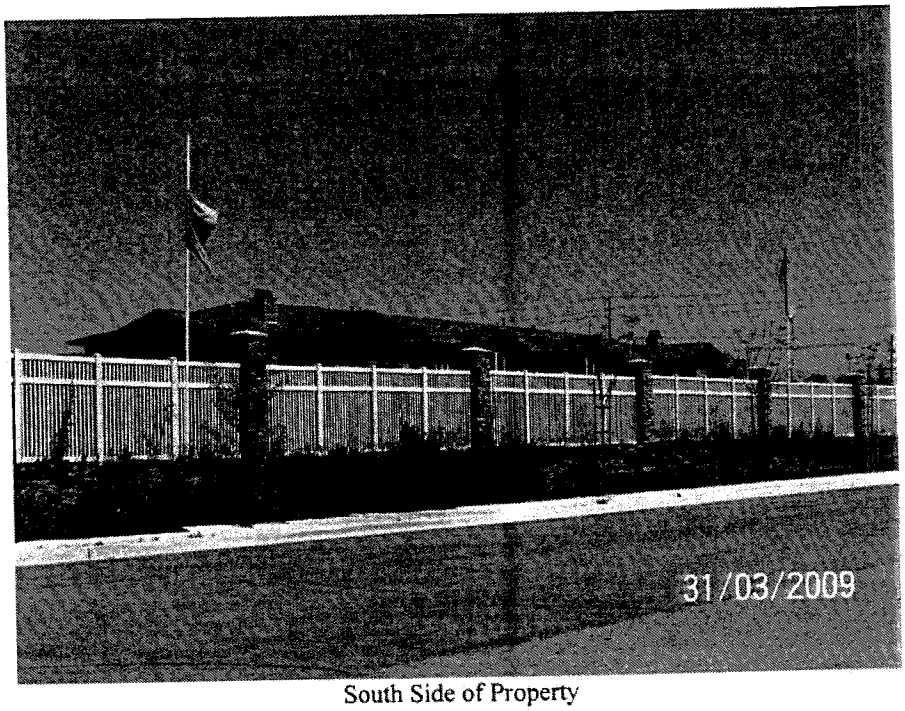
Soil Suitability:
1) The Applicant shall follow the recommendations of the Preliminary Geotechnical Investigation Report completed by Converse Consultants on May 13, 2005 and submit plans for construction approval to the City of Temecula Building and Planning Departments for approval.

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

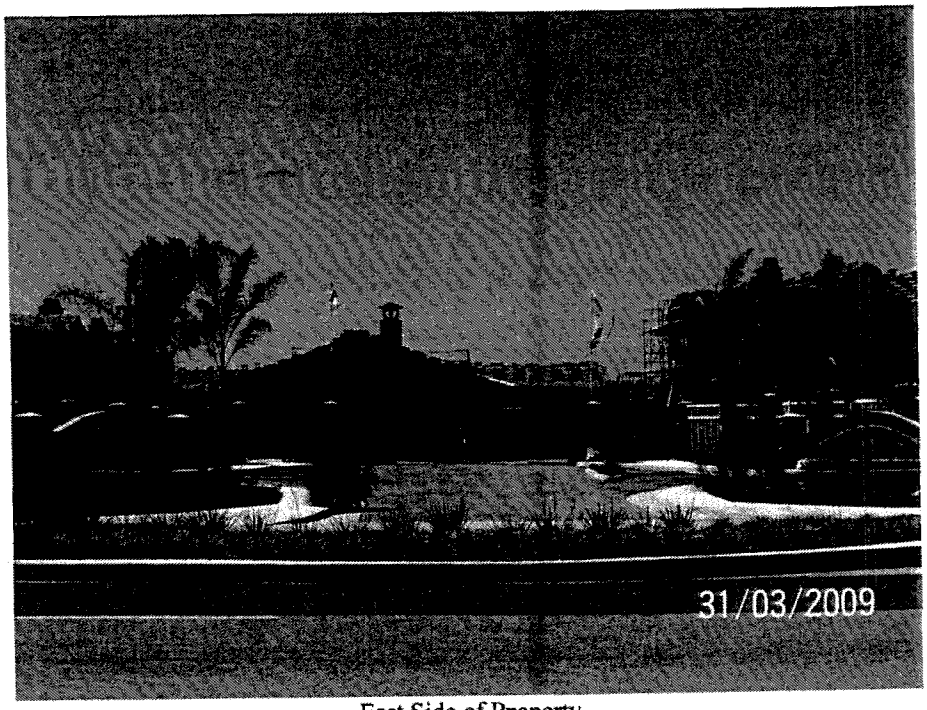
- California Environmental Quality Act –Initial Study
  City of Temecula Planning Department (May 18, 2006)
- California State Association of Counties –April 1, 2009
  http://www.csac.counties.org/default.asp?id=6
- City of Temecula Geographic Information Systems –May 20, 2009
  http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff
- Cultural Resources Assessment for Tract No. 33891, Temecula, CA
  LSA Associates, Inc. (October 13, 2005)
- EDA Staff Evaluation –May 20, 2009
- EDA Staff Site Visit –March 31, 2009
- FEMA Map Service Center –April 1, 2009
  http://www.msc.fema.gov
- National Wild and Scenic Rivers –April 1, 2009
  http://www.rivers.gov/maps.html
- Phase I Environmental Site Assessment -Trumark Companies Property 44099, 22155 and 44159 Magarita Road, Temecula, CA
  Tait Environmental Management, Inc. (May 20, 2005)
- Preliminary Geotechnical Investingation Report –Converse No. 05-81-177-01
  Converse Consultants (May 13, 2005)
- Riverside County Geographic Information Systems –April 1, 2009
  http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html
- State of California: State Water Resources Control Board (SWRCB) Geotracker –April 1, 2009
  http://geotracker.swrcb.ca.gov/
- State Historic Preservation Letter –April 9, 2009
- U.S. Environmental Protection Agency: Sole Source Aquifer –April 1, 2009
  http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune
- U.S. Fish and Wildlife Services: National Wetlands Inventory –April 1, 2009
  http://www.fws.gov/wetlands/data/Mapper.html

Exhibit "A"

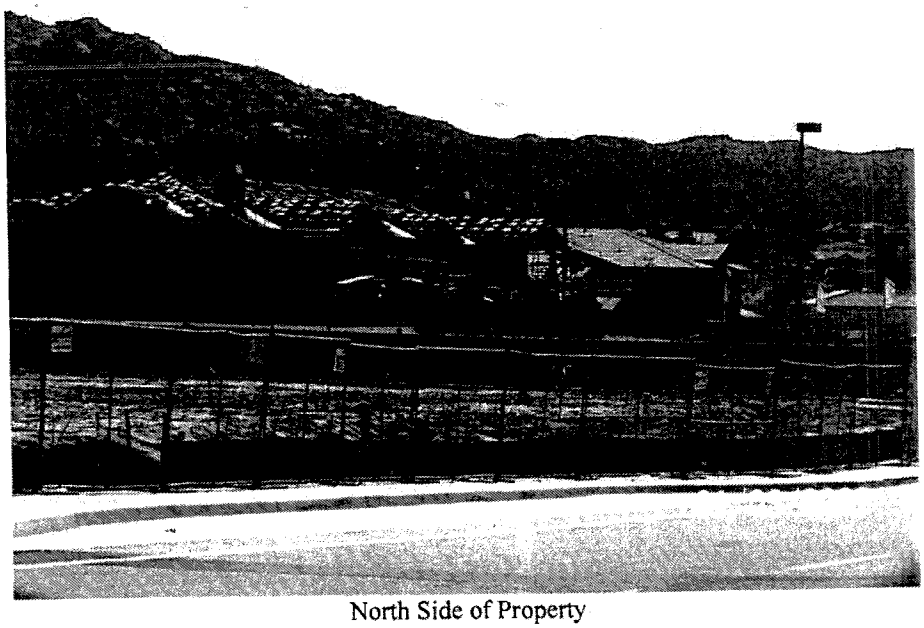
Project Site
44155 Margarita Road, Temecula, CA 92592

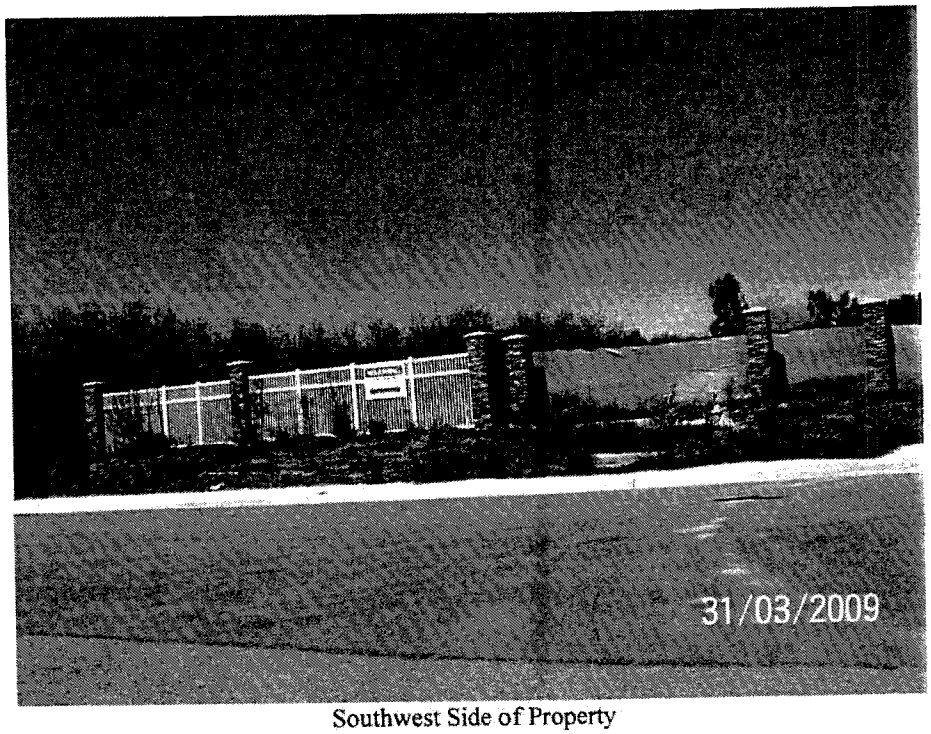


South Side of Property

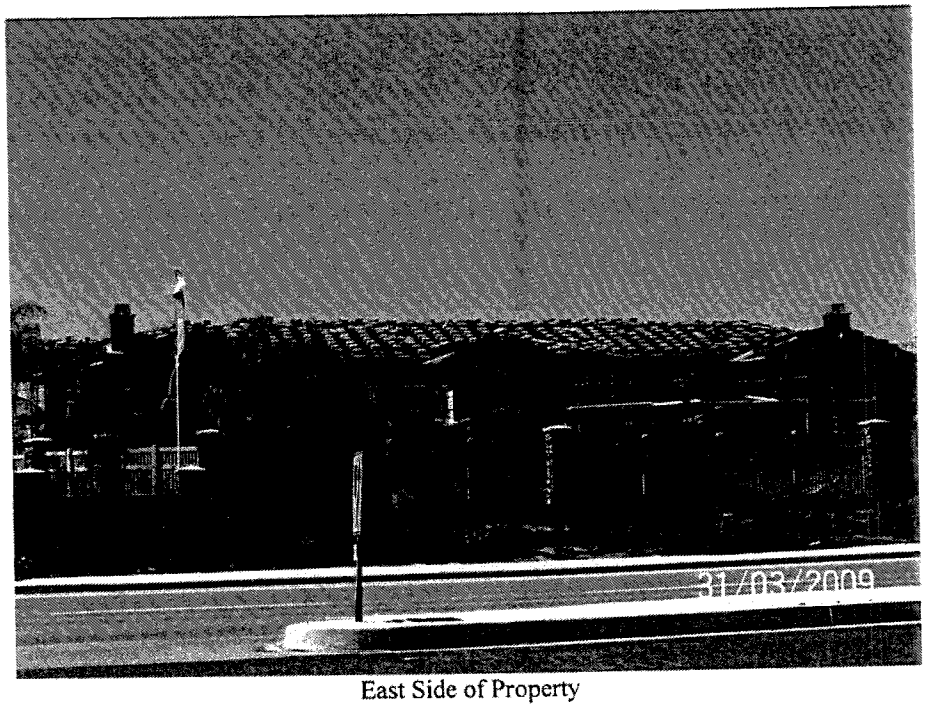


East Side of Property


North Side of Property



Southwest Side of Property



East Side of Property

THE PRESS-ENTERPRISE

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

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

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: FONSI/NOI/RROF / Der Xiong

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

06-19-09

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

Date: Jun. 19, 2009
At: Riverside, California

EDA / COUNTY OF RIVERSIDE

1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506

Ad #: 9881327

PO #:

Agency #: _____

Ad Copy:

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

June 19, 2009

Jeff Stone, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501
(951) 955-3421

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about July 14, 2009, 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 Community Development Block Grants-Neighborhood Stabilization Program (NSP) funds under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, as amended, to undertake the following project:

PROJECT NAME: Summerhouse

PURPOSE: The project activity includes the use of up to $2,500,000 in NSP funds by Bridge Housing, a non-for-profit public-benefit corporation, and Orange County Rescue Mission, a non-profit public-benefit corporation, for the development and construction of a 110-unit apartment complex for qualified low-income households in the City of Temecula in the County of Riverside.

LOCATION: The project is located on approximately 6.8 acres at 44155 Margarita Road, Temecula, CA. The Project is situated to the west of Margarita Road, south of De Portola Road, and north of Highway 79 with Assessor Parcel Number: 959-080-022

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the County of Riverside, Economic Development Agency at 1325 Spruce Street, Suite 400, California 92507. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 1325 Spruce Street, Suite 400, California 92507. All comments received at the address specified above on or before July 6, 2009 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 Jeff Stone in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the Neighborhood Stabilization Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

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. 6/19

Attachment C

Request for Release of Funds
(Housing Choice Voucher Program
Project Based Vouchers)

[BEHIND THIS PAGE]

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)	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	CA027	

4. OMB Catalog Number(s)	5. Name and address of responsible entity
14.871	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	
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)	10. Location (Street address, city, county, State)
Madera Vista Apartments Phase 3 HCVP Project Based Vouchers	The project site is located on 1.18 acres of vacant land located at 44155 Margarita Road, Temecula, California with APN 959-080-033.

11. Program Activity/Project Description

The project activity includes the proposed use of seven (7) 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 at Madera Vista Apartments Phase 3. The Housing Authority will enter into Housing Assistance Payments Contracts with Summerhouse Housing 3, L.P. subject to approval by the Board of Commissioners.

The project will be rented to and occupied by qualified low-income households. A total of 7 PBVs will provide rental assistance subsidies for the Proposed Project. Phase 1, 2 and 3, will have common property management and share use of all site amenities including community buildings, laundry facilities and swimming pool. The total project budget is estimated at $9,541,473. Other proposed funding sources include $1,650,000 in Neighborhood Stabilization Program (NSP) funds, a loan from the City of Temecula for $721,345, a Citibank loan in the amount of $1,701,033, a Citibank subordinate loan in the amount of $900,000, a General Partner Equity/Deferred Developer Fee in the amount of $790,000 and a 4% Tax Credit Investor Equity Contribution in the amount of $3,779,095.

APR 26 2016 10-1

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
X John J. Benoit	John J. Benoit, Chairman, Riverside County Board of Supervisors
	Date signed: APR 26 2016

Address of Certifying Officer

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

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

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

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
X John J. Benoit	John J. Benoit, Chairman, Riverside County Board of Commissioners
	Date signed: APR 26 2016

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)

Previous editions are obsolete

form **HUD-7015.15** (1/99)

ATTEST:
KECIA HARPER-IHEM, Clerk
BY: _____ DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: _____ 3-21-16
JHAILA R. BROWN DATE

Attachment D

Public Notice

[BEHIND THIS PAGE]

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.: NSP1

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:

03/22/2016

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

Date: Mar 22, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010147155-01

P.O. Number: NSP1

Ad Copy:

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

March 22, 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 April 26, 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 HUD Housing Choice Voucher Program Project Based Vouchers through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Madera Vista Apartments Phase 3

PURPOSE: The project activity includes the allocation of seven (7) Housing Choice Voucher Program (HCVP) Project Based Vouchers to Summerhouse Housing 3, L.P., a California limited partnership, which will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. Madera Vista Apartments Phase 3 includes the construction of a 30-unit apartment complex located in the City of Temecula. The proposed project will consist of 3 one-bedroom units, 14 two-bedroom units, and 13 three-bedroom units.

LOCATION: The project site is located at 44155 Margarita Road, Temecula, California on an approximate 1.18 acre vacant parcel. APN: 959-080-033

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 Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before April 22, 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.

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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