

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



**ITEM**  
3.11  
(ID # 5762)

**MEETING DATE:**

Tuesday, December 12, 2017

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Mission Heritage Plaza Pursuant to the National Environmental Policy Act (NEPA), Located in the City of Riverside, District 2, [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and the Finding of No Significant Impact for Mission Heritage Plaza (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;
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.

**ACTION:** Policy

Robert Field, Assistant County Executive Officer/EDA 11/9/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Perez and Ashley  
**Nays:** None  
**Absent:** Washington  
**Date:** December 12, 2017  
**xc:** EDA

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

Wakeland Housing and Development Corporation, a nonprofit public benefit corporation and affordable housing developer (Developer), in partnership with the Fair Housing Council of Riverside County (Fair Housing) proposes to develop a 72 unit affordable rental housing project (Proposed Project), located in the City of Riverside, on the corner of Mission Inn and Fairmount Boulevard, more specifically Assessor's Parcel Numbers 214-212-007 through 14 (Project Site). The Proposed Project will be located on 1.7 acres of land that consists partially of vacant land and a two story office building currently occupied by Fair Housing. The Developer was awarded 19 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 October 3, 2017.

Prior to the consideration of an Agreement to Enter into Housing Assistance Payments (AHAP) for the PBVs, 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 Section 58.5 and 58.6. 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 Section 58.43 and 58.45. On November 26, 2017 the attached Notice to the Public of Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds (Public Notice) was published in connection with the Proposed Project.

**Project Description:**

The Proposed Project will consist of a 72 unit affordable housing multi-family apartment complex, comprised of 30 one-bedroom units, 24 two-bedroom units and 18 three-bedroom units. One 2-bedroom unit will be set-aside for an on-site manager. Eleven of the units will be set-aside for Veterans who have experienced homelessness. Except for the on-site manager's

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STATE OF CALIFORNIA**

unit, the apartments will be rented to and occupied by qualified low-income households whose incomes do not exceed 60% of the area median income for the County of Riverside. The Proposed Project will also include a mixed-use development that will bring 3,600 square feet of new offices for Fair Housing, an 1,800 square foot Diversity Center and a 3,700 square foot Civil Rights Institute. There will be a total of three 5-story buildings in the Proposed Project that will surround a 1,500 square foot outdoor plaza. Proposed Project amenities include laundry rooms, children's play area and community terraces on floors two through five. Housing Innovation Partners will be on-site to provide intensive case management.

The estimated total cost for the Proposed Project is \$32,236,068. Anticipated sources of funds include: 4% Tax Credit Equity in the amount of \$1,657,002, a construction loan in the amount of \$21,681,091, Affordable Housing and Sustainable Communities (Cap and Trade) loan in the amount of \$3,657,975, General Partner Capital Contribution in the amount of \$1,500,000, Fair Housing fundraising contributions in the amount of \$750,000 and a loan from the City of Riverside in the amount of \$3,000,000.

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 Residents and Businesses**

The development and construction of Mission Heritage Plaza will have a positive impact on the citizens, community members and businesses. The Proposed Project is expected to generate construction, maintenance and property management jobs as well as provide affordable housing for residents in the County of Riverside.

**Additional Fiscal Information**

Proposed Project has no impact on the General Funds.

**Attachments:**

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

RF: HM: HC: JA: JG: SA

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STATE OF CALIFORNIA

  
Nehni Basma, Principal Management Analyst 12/6/2017

  
Gregory V. Priamos, Director County Counsel 11/29/2017

# 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. 03/31/2020)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP)Project Based Vouchers (PBV)	2. HUD/State Identification Number <b>CA027</b>	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 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) <b>Stephanie Adams 951-343-5455</b>	7. Name and address of recipient (if different than responsible entity)	
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development 611 W. 6th Street, Suite 800 Los Angeles, CA 90017		

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

9. Program Activity(ies)/Project Name(s) Mission Heritage Plaza -Housing Choice Voucher Program Project Based Vouchers	10. Location (Street address, city, county, State) The project site is located on 1.7 acres of partially vacant land on the corner of Mission Inn and Fairmount Boulevard with Assessor's Parcel Numbers 214-212-007 through 14
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### 11. Program Activity/Project Description

The project activity includes the proposed use of 19 Housing Choice Voucher Program Project Based Vouchers to Wakeland Housing and Development Corporation for the construction of a 72 unit affordable rental housing project located in the City of Riverside. The proposed project will consist of 30 one-bedroom units, 24 two-bedroom units and 18 three-bedroom units. One 2-bedroom unit will be set-aside for an on-site manager. The units will be rented to low-income households and will provide a variety of supportive services. The proposed project will be a mixed-use development that will consist of 3,600 square feet of new office space for the Fair Housing Council of Riverside County, a 1,800 square foot Diversity Center and a 3,700 square foot Civil Rights Institute. The estimated total project cost for the development is \$32,236,068 and the anticipated sources of funding include: 4% tax credit equity, a construction loan, an Affordable Housing and Sustainable Communities loan, Fair Housing fundraising contributions and a loan from the City of Riverside.

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

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

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. 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.

ATTEST:  
KECIA HARPER, IHM, Clerk  
BY *[Signature]*  
DEPUTY

Signature of Certifying Officer of the Responsible Entity  <i>[Signature]</i> X	Title of Certifying Officer John F. Tavaglione, Chairman, Riverside County Board of Supervisors
	Date signed 12/12/17
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
	Date signed

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



U.S. Department of  
Housing and Urban Development  
Los Angeles Field Office  
611 W. 6<sup>th</sup> 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:** Mission Heritage Plaza  
**Preparer:** Stephanie Adams, Senior Development Specialist  
**Responsible Entity:** County of Riverside  
**Month/Year:** November / 2017  
**Certifying Officer:** John F. Tavaglione, Chairman  
Riverside County Board of Supervisors

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**Project Location:**

The proposed project is located on 1.7 acres of partially vacant land, that consists of vacant dirt and office space currently occupied by the Fair Housing Council of Riverside County, located on the corner of Mission Inn and Fairmount Boulevard, in the City of Riverside, more specifically Assessor’s Parcel Numbers 214-212-007 through 14, shown in Exhibit A, which is attached hereto and by this reference incorporated herein (Project Site).

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

Wakeland Housing and Development Corporation, a nonprofit public benefit corporation, is proposing to use 19 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV’s) for the construction of an affordable 72-unit multi-family residential apartment complex in the city of Riverside. The affordable housing project will consist of 30 one-bedroom units, 24 two-bedroom units, and 18 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 qualified low-income households whose incomes do not exceed 60% of the Area Median Income for the County of Riverside. The 19 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 3600 square feet of new office space for the Fair Housing Council of Riverside County, an 1800 square foot diversity center, and a 3700 square foot Civil Rights Institute. 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, a proposed new library and commercial facilities.

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

The existing vacant land is unimproved and consists of older office spaces occupied by Fair Housing. The surrounding areas consists of a parking structure, residential houses, and a proposed new library. The site is in walking distance of downtown Riverside.

**Funding Information**

HUD Program	Funding Amount
Housing Choice Voucher Program Project Based Vouchers	19 Vouchers

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

The estimated total project cost is \$32,236,068. Anticipated sources of funding include: 4% Tax Credit Equity in the amount of \$1,657,002, a construction loan in the amount of \$21,681,091, Affordable Housing and Sustainable Communities (Cap and Trade) loan in the amount of \$3,657,975, General Partnership Capital Contribution in the amount of \$1,500,000, Fair Housing fundraising contributions in the amount of \$750,000 and a loan from the City of Riverside in the amount of \$3,000,000.



**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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not within 2,500 feet of the end of a civil airport runway. The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ) – or Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) – Approach Protection Zone.  <i>Source: Riverside County GIS</i> <a href="http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm">http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</a>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is not within a Coastal Barrier Resources System. <i>Source: U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper</i> <a href="http://www.fws.gov/cbra/Maps/Mapper.html">http://www.fws.gov/cbra/Maps/Mapper.html</a>
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a “critical action” within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Flood Insurance Rate Map No. <b>06065C0710G</b>  <i>Source: Federal Emergency Management Agency</i> <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a>

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

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (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>  <a href="http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2">http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2</a></p> <p><a href="https://www.arb.ca.gov/desig/adm/adm.htm">https://www.arb.ca.gov/desig/adm/adm.htm</a></p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (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>  <a href="http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf">http://coast.noaa.gov/czm/media/StateCZBoundaries.pdf</a></p>
<p><b>Explosive and Flammable Hazards</b></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>  <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a></p>
<p><b>Endangered Species</b></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, 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 &amp; Wildlife Service IPaC - Information, Planning, and Conservation System</i> <a href="http://ecos.fws.gov/ipac">http://ecos.fws.gov/ipac</a> ;</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 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.</p> <p><i>Source: State Water Resources Control Board GeoTracker</i>  <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a></p>

<p><b>Explosive and Flammable Hazards</b></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>  <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a></p>
<p><b>Farmlands Protection</b></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>  <a href="http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm">http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</a></p>
<p><b>Floodplain Management</b></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. 06065C0710G</p> <p><i>Source: Federal Emergency Management Agency</i> <a href="https://msc.fema.gov/portal">https://msc.fema.gov/portal</a></p>
<p><b>Noise Abatement and Control</b></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 Riverside. No exposure of severe noise levels are expected to people. On October 20, 2017 the City of Riverside filed a Notice of Exemption that concluded that the project does not result in any new significant new source of noise not typically found within urbanized areas.</p> <p>Hours of grading and construction activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. to 5:00 p.m. Saturdays. Construction is not permitted on Sundays and Federal holidays per the</p>

		<p>Cultural Heritage Board Approved Conditions.  <i>Source: Staff Review– October, 2017</i>  <i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>  <i>City of Riverside Notice of Exemption, filed October 20, 2017</i></p>
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<p><b>Historic Preservation</b></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. On 11/2/2017, A Historical Verification Report was submitted to the State Historic Preservation Office (SHPO) and the 30-day SHPO review period ended on December 2, 2017. Pursuant to Section 106 of the National Historic Preservation Act and its implementing regulation 36 CFR 800, 15 federally-recognized Indian tribes were also consulted. The 30-day consulting period ended on December 2, 2017. The Twenty Nine Palms Band of Mission Indians responded and stated that they are not aware of any archeological/cultural sites in the project area. On October 18, 2017 the project appeared before the Cultural Heritage Board and was conditioned that in the event of an accidental discovery of human remains, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5 ( e ), must be implemented. On October 20, 2017 the City of Riverside filed a Notice of Exemption that concluded that the existing building on the site is not a designated or eligible historical resource.  <i>Source:</i>  <i>Correspondence from Twenty Nine Palms Band of Mission Indians, dated 11/17/2017</i>  <i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>  <i>City of Riverside Notice of Exemption, filed October 20, 2017</i></p>
<p><b>Sole Source Aquifers</b></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.  <i>Source: EPA Pacific Southwest, Region 9 Sole Source Aquifer</i>  <a href="http://epa.gov/region09/water/groundwater/ssa.html">http://epa.gov/region09/water/groundwater/ssa.html</a></p>

<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project does not involve construction activity within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds per field observation and maps issued by the USDI Fish and Wildlife Service.</p> <p><i>Source: U.S. Fish and Wildlife Services: National Wetlands Inventory/ Mapper</i>  <a href="http://www.fws.gov/wetlands/Data/Mapper.html">http://www.fws.gov/wetlands/Data/Mapper.html</a></p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is not located within one mile of a listed Wild and Scenic River.</p> <p><i>Source: <a href="http://www.rivers.gov/california.php">http://www.rivers.gov/california.php</a></i></p>

<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>	Yes    No	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 – October, 2017</i>
Executive Order 12898	<input type="checkbox"/> <input checked="" type="checkbox"/>	

**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
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No impact anticipated	A certificate of Determination attached to the Notice of Exemption filed by the City of Riverside on October 20, 2017 determines that the development and use of the Project falls within the Downtown Specific Plan-Raincross District.  <i>City of Riverside Notice of Exemption, filed October 20, 2017</i>
Energy Consumption	No impact anticipated	Due to the small increase in residential density, energy consumption is not significantly increased. The site can be adequately served by all required utilities and public services. Prior to the issuance of building permits Developer is required to submit to the City of Riverside a Water Quality Management Plan.  <i>Source: Staff Review – October, 2017</i>

		<i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	No impact anticipated	The project site is not in a fault zone and not within a 1/2 mile of a fault. Liquefaction potential is low. The Developers is required to conduct a study of liquification potential prior to the issuance of any building or grading permits in accordance with the most recent adopted version of the California Building Code. Developer's engineer is required to conduct a storm drain study and developer any necessary storm drain construction as deemed necessary in the study, therefore there are no anticipated impacts from stormwater run off and erosion. <i>Source: Staff Review</i> <i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>  <a href="http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm">http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm</a>
Hazards and Nuisances including Site Safety and Noise	No impact anticipated	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 multi-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 City of Riverside Ordinances. People are not expected to be exposed to severe noise levels. <i>Source: Staff Review October, 2017</i> <i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>
Energy Consumption	No impact anticipated	Due to the small increase in residential density, energy consumption is not significantly increased. The site can be adequately served by all required utilities and public services. Prior to the issuance of building permits Developer is required to submit to the City of Riverside a Water Quality Management Plan. <i>Source: Staff Review – October, 2017</i>



Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	No impact anticipated	Project construction is expected to generate some temporary 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 – October, 2017</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 – October, 2017</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	No impact anticipated	The project site is located within the Riverside 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 – October, 2017</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 – October, 2017</i>
Health Care and Social Services	No impact anticipated	Riverside Community Hospital is located within less than 1 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 – October, 2017</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 – October, 2017</i>
Waste Water / Sanitary Sewers	No impact anticipated	Developer is required to install sewer and sewer laterals to serve Project pursuant to public works specifications. Developer is required to remove existing sewer main and replace with a new main.  <i>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>
Water Supply	No impact anticipated	The project is not expected to have a significant impact on the water supply. <i>Source: Staff Review – October, 2017</i>

Public Safety - Police, Fire and Emergency Medical	No impact anticipated	Project site will be served by the City of Riverside Police Department and Fire Department. A new fire hydrant is required at the corner of project site. All plans shall be submitted to the City of Riverside police department. 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>City of Riverside Cultural Heritage Board approved conditions, 10/18/2017</i>  <i>Source: Staff Review – October, 2017</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 – October, 2017</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 – October, 2017</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
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 – October, 2017</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 – October, 2017</i>

**Field Inspection** (Date and completed by): October, 2017 by Stephanie Adams

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

- Riverside County GIS
- Federal Emergency Management Agency <https://msc.fema.gov/portal> FEMA Flood Insurance Rate Map (FIRM) Number **06065C0710G**
- 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. (October, 2017)
- 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 November 28, 2017) <http://www.fws.gov/wetlands/data/Mapper.html>
- U.S. Fish and Wildlife Services: Coastal Barrier Resources System Mapper (Retrieved November 28, 2017) <http://www.fws.gov/cbra/Maps/Mapper.html>
- National Wild and Scenic Rivers (Retrieved November 28, 2017) <http://www.rivers.gov/california.php>
- Riverside County Geographic Information Services (GIS) [http://mmc.rivcoit.org/MMC\\_Public/Custom/disclaimer/Default.htm](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 Twenty Nine Palms Band of Mission Indians.

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

No necessary alternative actions.

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

No action for the construction of the project will leave the site vacant and preclude 72 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 72 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.

- Developer shall comply with all requirements as stated in the Cultural Heritage Board approved conditions, from the board meeting held on October 18, 2017 (planning case #P17-0031)
- 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.

**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.

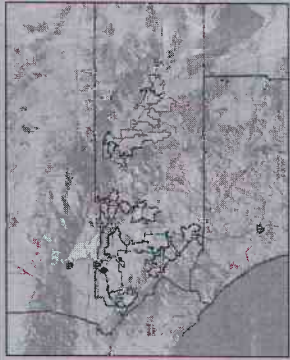
Preparer Signature: *Stephanie Adams* Date: 11/28/17  
Name/Title/Organization: Stephanie Adams, Senior Development Specialist, Riverside County EDA

Certifying Officer Signature: *[Signature]* Date: 12/12/17  
Name/Title: John F. Tavaglione, 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:  
KECIA HARPER-IHEM, Clerk  
By *[Signature]*  
DEPUTY

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- Legend**
- Display Parcels
  - City Boundaries
  - Cities



## Notes

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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