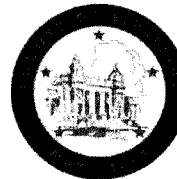


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
3.7  
(ID # 6021)

**MEETING DATE:**

Tuesday, January 30, 2018

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

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Substantial Amendment to the 2017-2018 One Year Action Plan of the 2014-2019 Five Year Consolidated Plan to include El Cajon Apartments in Desert Hot Springs, District 4, [\$28,837], HOME Investment Partnerships Act Funds 100%; CEQA Exempt

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

1. Find that the substantial amendment to the 2017-2018 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);
2. Find that the substantial amendment the 2017-2018 One Year Action Plan of the 2014-2019 Five Year Consolidated Plan is exempt from National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34(a)(1) and 58.34 (a)(3);
3. Approve the substantial amendment to the 2017-2018 One Year Action Plan of the 2015-2019 Five-Year Consolidated Plan, to add the project listed in the Background Summary of this document, which is fully described in Attachment A attached; and
4. Direct the EDA Staff to file a Notice of Exemption within 5 working days.

**ACTION: Policy**

Robert Field, Assistant County Executive Officer/EDA 12/27/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: January 30, 2018  
xc: EDA, Recorder

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>	\$ 18,837	\$ 10,000	\$ 28,837	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: HOME Investment Partnerships Act Funds 100% (Federal Funds)</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2017/18- 2018/19

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

**BACKGROUND:**

**Summary**

The U.S. Department of Housing and Urban Development (HUD) requires that all substantial amendments to the County's Five-Year Consolidated Plan (Consolidated Plan) and the One-Year Action Plan are subject to the citizen participation process and are approved by the Board of Supervisors and HUD. The Consolidated Plan represents an application to HUD for entitlement funds under three entitlement programs as well as a housing and community development policy and planning document. The three HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Solutions Grant (Formerly the Emergency Shelter Grant) (ESG). The One Year Action Plan addresses, and implements the priorities, goals, and objectives of the Consolidated Plan.

In accordance with the County of Riverside Citizen Participation Plan for the 2014-2019 Five Year Consolidated Plan (Citizen Participation Plan), all new activities added to the One-Year Action Plan, as well as any significant increases in funding to an existing project, are considered to be substantial amendments.

El Cajon Apartments, the proposed new HOME project located in the City of Desert Hot Springs, has been determined by staff to be an eligible activity that meets a National Objective of the HOME program. A description of the aforementioned proposed amendment to the 2017-2018 One Year Action Plan is set forth in Attachment A attached hereto. Staff recommends approval of the project action listed below as a substantial amendment to the 2017-2018 One Year Action Plan to the 2014-2019 Five Year Consolidated Plan:

El Cajon Apartments	\$288,373	Add new HOME Project
El Cajon Apartments	\$ 28,837	Add Direct Staffing Cost (10%)

The environmental effects of activities carried out with HOME grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in the United States Department of Housing and Urban

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

Development's implementing regulations at 24 Code of Federal Regulations (CFR) parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. Pursuant to NEPA and the environmental procedures cited in 24 CFR 58, the proposed amendment of the 2017-2018 One Year Action Plan is determined to be categorically excluded and exempt from NEPA per section 58.34(a)(1) and (a)(3), because the actions taken are administrative.

Pursuant to the California Environmental Quality Act (CEQA), the substantial amendment to the 2017-2018 One-Year Action Plan (Substantial Amendment), was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. The project, the substantial amendment, is an administrative, planning document, that will only have financial effects, and it can be seen with certainty that there is no possibility that the proposed substantial amendment may have a significant effect on the environment, and will not lead to any direct or reasonably indirect physical environmental impacts. The individual project identified in the substantial amendment will be subject to a separate CEQA environmental review prior to taking any choice limiting action or discretionary action on the specific project. A Notice of Exemption will be filed by County staff with the County Clerk within five days of the approval of the substantial amendment.

The substantial amendment was also reviewed and determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed Substantial Amendment is an administrative activity. The individual project identified in the substantial amendment will be subject to separate NEPA environmental review prior to taking any choice limiting action or discretionary action on those specific projects.

Pursuant to 24 CFR Section 91.105 and the Citizen Participation Plan, the County's Economic Development Agency published the required public notices notifying the public of the comment period for the proposed substantial amendment discussed as part of this action. No public comments have been received.

County Counsel has reviewed and approved the substantial amendment to the 2017-2018 One Year Action Plan to the 2015-2019 Five Year Consolidated Plan discussed herein as to form.

**Impact on Citizens and Businesses**

The substantial amendment to the 2017-2018 One Year Action Plan of the 2014-2019 Five Year Consolidated Plan will have a positive impact on citizens and businesses throughout the County of Riverside. New projects create construction, maintenance and property management jobs as well as provide affordable housing for residents.

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STATE OF CALIFORNIA**

**SUPPLEMENTAL:**

**Additional Fiscal Information:**

No impact upon the County's General Fund; the substantial amendment to the 2017-2018 One Year Action Plan of the 2014-2019 Five Year Consolidated Plan does not constitute a commitment of HOME funds for the development of the proposed new HOME project or a promise to enter into a loan agreement for the use HOME funds. Any resulting loan agreement for the use of up to \$288,373 in HOME funds will be subject to the prior approval of the Board of Supervisors at which time an additional \$28,837 will be allocated to cover direct staffing costs.

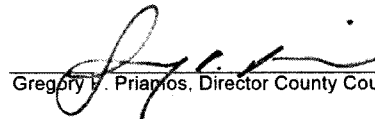
Attachments:

- Amendment Action and Project Description
- Public Notice
- Notice of Exemption

RF:HM:CH:JA:JG:MM:rb 13746

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Nehini Basila, Principal Management Analyst 1/22/2018

  
Gregory V. Priamos, Director County Counsel 1/9/2018

# Attachment A

## Amendment Action and Project Descriptions

1 page

### Amendment Action:

The County of Riverside 2017-2018 One-Year Action Plan of the 2015-2019 Five-Year Consolidated Plan is amended as follows:

1. "El Cajon Apartments" is added to the HOME program list of funded activities; and
2. Find that the County of Riverside 2017-2018 One-Year Action Plan allows for an added allocation of HOME funds for the project towards direct project staffing in an amount not to exceed 10% of the total HOME funds approved for the project.

The project is fully described as follows:

### Added Project:

**Project:** El Cajon Apartments  
**Eligibility:** 24 CFR §92.205(a)(1)  
**Sponsor:** Riverside Housing Development Corporation, a California nonprofit benefit corporation  
**Address:** 4250 Brockton Avenue, Riverside, CA 92501  
**Funding Source:** HOME Investment Partnerships Act  
**Project Funding:** **\$ 288,373**  
**EDA Direct Staffing:** **\$ 28,837**  
**Benefit:** Housing for low-income families  
**Number Served:** Total 3 units (3 HOME units)  
**Site Location:** 13600 El Cajon Drive in the City of Desert Hot Springs in the County of Riverside; Assessor's Parcel Number 641-241-038; Census Tract 445.07.  
**Project Description:** Riverside Housing Development Corporation (RHDC), a California nonprofit public benefit corporation and a certified Community Housing Development Organization (CHDO), is proposing to use \$288,373 in HOME funds for the acquisition and rehabilitation of an existing rental property consisting of three units. RHDC will be utilizing a \$70,500 private bank loan to assist in the acquisition of the property. The proposed project will consist of one 2-bedroom unit and two 1-bedroom units. The two-bedroom unit is approximately 750 square feet and the one-bedroom units are approximately 600 square feet. The units will be reserved for qualified low-income households. The total development cost is anticipated to be approximately \$358,873.

**Attachment B**

Public Notice

1 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.: /

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:

12/29/2017

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

Date: December 29, 2017  
At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011058399-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

December 29, 2017

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street, 5th Floor  
Riverside, California 92501

(951) 343-5495 Mervyn Manalo

**TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:**

The Economic Development Agency hereby notifies concerned members of the public pursuant to 24 CFR §91.105 of its intent to amend the 2017-2018 One Year Action Plan. This amendment reports on a substantial change to the Action Plan. A substantial change occurs if the use of funds is changed from one eligible activity to another; a new, proposed activity is funded that was not described in the Consolidated Plan; an increase in the amount of Community Planning and Development (CPD) funds allocated to an existing activity; or a funded activity described in the Consolidated Plan is canceled.

The following summary presents an overview of a proposed project that will be added to the HOME Investment Partnerships Act (HOME) program list of funded activities:

Added Project:

El Cajon Apartments - Financing a portion of the costs for the acquisition and rehabilitation of a 3-unit multi-family housing rental property for qualified low-income families located at 13600 El Cajon Drive, Desert Hot Springs, CA 92240 in the the County of Riverside; identified as Assessor's Parcel Number: 641-241-038. Total project funding allocation: \$317,210, includes a 10% allocation for direct project staffing.

It is anticipated that the Board of Supervisors will take action on the amendment of its regular meeting to be held on or about January 30, 2018 in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, Riverside, California. Any interested person wishing to comment may submit written comments to Riverside County Economic Development Agency, 5555 Arlington Ave, Riverside, CA 92504, Attention: Mervyn Manalo, Housing Specialist, by January 29, 2018 or may appear and be heard at the time of approval on or about January 30, 2018.

NOTICIA PÚBLICA

29 de diciembre de 2017

Riverside Junta de Supervisores del Condado  
Centro Administrativo del Condado  
4080 Limón Street, 5th Floor  
Riverside, California 92501

(951) 343-5495 Mervyn Manalo

**A TODOS LOS INTERESADOS AGENCIAS, GRUPOS Y PERSONAS:**

La Agencia de Desarrollo Económico comunica con relación a los miembros interesados del público de conformidad con 24 CFR §91.105 de su intención de modificar el Plan de Acción 2017-2018 de un año. Esta enmienda informa sobre un cambio sustancial en el plan de acción. Un cambio sustancial se produce si se cambia el uso de fondos de una actividad elegible a otra; una nueva actividad propuesta es financiado que no se describe en el plan consolidado; un aumento en la cantidad de Planificación y Desarrollo Comunitario (CPD) fondos asignados a una actividad existente; o una actividad financiada se describe en el plan consolidado se cancela.

El siguiente resumen presenta una visión general de un proyecto propuesto, que se añadirá a la HOME Investment Partnerships Act (HOME) lista de programas de actividades financiadas:

Proyecto Añadido:

El Cajon Apartamentos - Financiación de una parte de los gastos para la adquisición y rehabilitación de una propiedad de 3 unidades multifamiliares de alquiler de vivienda para familias de bajos ingresos que califican ubicada en 13600 El Cajon Drive, Desert Hot Springs, CA 92240 in the the County of Riverside; identified as Assessor's Parcel Number: 641-241-038. Asignación total de la financiación del proyecto: \$317,210, incluye una asignación de 10% para el personal directo de proyectos.

Se prevé que la Junta de Supervisores adoptará una decisión sobre la enmienda en su reunión ordinaria que tendrá lugar en o alrededor del 30 de enero de 2018 en el salón de reuniones de la Junta de Supervisores, Condado de Riverside, Centro Administrativo, 4080 Lemon Street, Riverside, California. Cualquiera persona interesada que deseen comentar podrán hacer observaciones a la Agencia del Condado de Riverside Desarrollo Económico, 5555 Arlington Ave, Riverside, CA 92504, Atención escrita: Mervyn Manalo, Especialista Senior de Desarrollo, el 29 de enero de 2018 o puede aparecer y ser escuchado en el momento de aprobación o alrededor del 30 de enero de 2018.

12/29



## Notice of Exemption

**To:**  
 Office of Planning and Research  
*For U.S Mail:* P.O. Box 3044  
Sacramento, CA 95812-3044  
*Street Address:* 1400 Tenth St.  
Sacramento, CA 95814

**From:**  
Public  
Agency: County of Riverside,  
Economic Development Agency  
Address: 5555 Arlington Avenue  
Riverside, CA 92504  
Contact: Mervyn Manalo, Housing Specialist  
Phone: (951) 343-5495

County Clerk  
County of: Riverside  
2724 Gateway Drive  
P.O. Box 751  
Address: Riverside, CA 92502-0751

Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Exemption in Compliance with Section 15061(b)(3) of CEQA Guidelines.**

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Substantial Amendment to the 2017-2018 One Year Action Plan of the 2015-2019 Five Year Consolidated Plan to include El Cajon Apartments in Desert Hot Springs

Project Location (include county): County of Riverside

**Project Description:**

The U.S. Department of Housing and Urban Development (HUD) requires that all substantial amendments to the County's Five-Year Consolidated Plan (Consolidated Plan) and the One-Year Action Plan are subject to the citizen participation process and are approved by the Board of Supervisors and HUD. The Consolidated Plan represents an application to HUD for entitlement funds under three entitlement programs as well as a housing and community development policy and planning document. The three HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Solutions Grant (Formerly the Emergency Shelter Grant) (ESG). The One Year Action Plan addresses, and implements the priorities, goals, and objectives of the Consolidated Plan.

In accordance with the County of Riverside Citizen Participation Plan for the 2015-2019 Five Year Consolidated Plan (Citizen Participation Plan), all new activities added to the One-Year Action Plan, as well as any significant increases in funding to an existing project, are considered to be substantial amendments.

Pursuant to the California Environmental Quality Act (CEQA), the substantial amendment to the 2017-2018 One-Year Action Plan (Substantial Amendment), was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption.

The project, the Substantial Amendment, is an administrative, planning document, that will only have financial effects, and it can be seen with certainty that there is no possibility that the proposed Substantial Amendment may have a significant effect on the environment, and will not lead to any direct or reasonably indirect physical environmental impacts. The individual project identified in the Substantial Amendment will be subject to a separate CEQA environmental review prior to taking any choice limiting action or discretionary action on the specific project. A Notice of Exemption will be filed by County staff with the County Clerk within five days of the approval of the Substantial Amendment.

The Substantial Amendment was also reviewed and determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed Substantial Amendment is an administrative activity. The individual project identified in the Substantial Amendment will be subject to separate NEPA environmental review prior to taking any choice limiting action or discretionary action on those specific projects.



Project Sponsor: County of Riverside Economic Development Agency

This is to advise that the Riverside County Board of Supervisors approved the above project on or about

Lead agency or  Responsible Agency

January 30, 2018 and has made the following determinations regarding the above described project:  
(tentative date)

1. The Project is EXEMPT pursuant to State CEQA Guidelines Sections 15061(b)(3).

The Notice of Exemption Declaration is available to the General Public at:

Housing Authority of the County of Riverside  
5555 Arlington Avenue, Riverside, CA 92504

Signature:

(Public Agency) \_\_\_\_\_

Title: Mike Walsh, Deputy Director

Date: \_\_\_\_\_

Date received for filing at OPR: \_\_\_\_\_