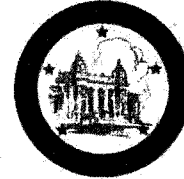


**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
10.1
(ID # 6065)

MEETING DATE:

Tuesday, February 6, 2018

FROM : HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY: Approval of the Request for Release of Funds for Project Based Vouchers for Cedar Glen II Apartments, Located in the City of Riverside, District 1, [\$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).

ACTION: Policy

A handwritten signature in black ink, appearing to read "Robert Field".

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

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Tavaglione, seconded by Commissioner Jeffries 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: February 6, 2018
xc: Housing Authority

Kecia Harper-Ihem
Clerk of the Board

By Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Palm Communities (Developer) has submitted proposals pursuant to the Housing Authority of the County of Riverside's Requests for Proposals requesting 34 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV's) to serve as a rental subsidy for Cedar Glen II Apartments upon the execution of a Board of Commissioners approved Agreement to Enter into Housing Assistance Payments (AHAP), which will be submitted to the Housing Authority's Board of Commissioners at a later date. Cedar Glen II Apartments is a 49 unit affordable housing development (Proposed Project) located in the City of Riverside on 3.76 acres of land on the corner of Harrison and County Farm Road more specifically Assessor Parcel Number 009-619-205 (Project Site). The Proposed Project is the second phase of an already completed Phase I which is directly next to the Project Site consisting of 51 affordable units (Phase I). Phase I and the Proposed Project are located on County of Riverside (County) owned land in which Developer and County entered into a Ground Lease.

The Proposed Project will consist of a 49 unit affordable housing multi-family apartment complex comprised of 14 one-bedroom units, 14 two-bedroom units, 16 three-bedroom units and 5 four-bedroom units. One 3-bedroom unit will be set-aside for an on-site manager. Twenty six of the units will serve veterans and their families under the Veterans Housing and Homeless Prevention Program. Except for the on-site managers 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. The Proposed Project will also include a 3,500 square foot community area consisting of a 1,400 square foot community room, computer lab, two classrooms and a kitchen. The Proposed Project will have gated access, a laundry facility, tot-lot and picnic areas. LifeSTEPS will provide on-site supportive services to include an after school program of no less than 10 hours per week. Lighthouse Social Services will provide on-site case management for the Veteran households which will include educational services, substance use services, employment services and benefit services.

The estimated total cost for the Proposed Project is \$26,526,370. Anticipated sources of funds include tax credit proceeds in the amount of \$18,231,164, a Veterans Housing and Homeless Prevention loan in the amount of \$1,690,000, land value in the amount of \$3,052,000, a City of Riverside HOME loan in the amount of \$600,000, fee waivers in the amount of \$305,319, a

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

Tranche B loan in the amount of \$2,314,021 and a deferred developer fee in the amount of \$333,866.

Since the PBV's are derived from federal HUD funds an environmental review pursuant to the NEPA Act must be conducted. Pursuant to NEPA regulations, a Responsible Entity (RE) authorized to conduct an Environmental Assessment and determine that there is a Finding of No Significant Impact must either be a state, county or city. The County of Riverside Economic Development Agency (EDA), as the RE under NEPA previously completed all applicable environmental review procedures and adopted the EA on August 31, 2010 and is reaffirming the EA on a companion item that is also agendized for this same date. The attached EA and Re-Evaluation of EA was prepared pursuant to environmental procedures cited in 24 CFR Sections 58.47, 58.5 and 58.6. HUD also requires that the RE complete and execute the attached Request for Release of Funds (RROF) when requesting to release funds that are subject to the environmental review process. The attached Notice to Public of the Intent to Request a Release of Funds was published in connection with the Proposed Project.

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 in connection with the Project Based Vouchers.

Impact on Residents and Businesses

The development and construction of the Proposed Project will have a positive impact on citizens and businesses as it will create jobs for local residents as well as provide affordable housing for Veterans and families.

Previous Agenda Items:

7/3/2012 3.16 Ground Lease

Attachments:

- Re-evaluation of the Environmental Assessment for HUD-funded Proposals (Cedar Glen II Apartments)
- Environmental Assessment for Cedar Glen Apartments, dated 8/31/2010
- Request for Release of Funds for Housing Choice Voucher Program Project Based Vouchers
- Public Notice for Housing Choice Voucher Program Project Based Vouchers

RF: HM: HC: MW: JG: SA

MT 6065

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


Romini Basika, Principal Management Analyst 1/29/2018


Gregory V. Priamos, Director County Counsel 1/10/2018



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: Cedar Glen II Apartments

Preparer: Stephanie Adams, Senior Development Specialist

Responsible Entity: County of Riverside

Month/Year: January, 2018

**Re-evaluation of
Environmental Assessment**

Responsible Entity: Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

Certifying Officer: Chuck Washington, Chairman, Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Cedar Glen II Apartments

EA Date: August 31, 2010

RROF Date Sent to HUD: September 10, 2010

HUD Authorization to Use Funds Approval Date: September 26, 2010

Project Location: City of Riverside, APN 145-260-031

Estimated total project cost: \$26,526,370

Grant Recipient: Palm Communities

[24 CFR 58.2(a)(5)]

Recipient Address: 100 Pacifica, #205, Irvine, CA 92618

Project Representative: Mitch Slagerman

Telephone Number: (949) 878-9373

Description of the Original Proposal:

In 2010 Palm Communities (Developer) submitted an application to develop Cedar Glen Apartments in two separate phases on two contiguous parcels of land owned by the County of Riverside, more specifically Assessor Parcel Numbers 145-260-030 and 145-260-031. At the time the application was submitted Developer proposed to develop 78 units of multi-family affordable housing for both phases. The application that developer submitted proposed the use of Federal HOME Investment Partnerships Act funds for the development of the first phase which required that the County of Riverside as the Responsible Entity conduct an Environmental Assessment in compliance with NEPA requirements. Phase I of Cedar Glen Apartments was developed and completed in June, 2014 and consisted of 51 affordable multi-family units (Phase I).

Description of the Current Proposal:

In August, 2017 Developer submitted an application to the Housing Authority of the County of Riverside (HACR) for Housing Choice Voucher Program Project Based Vouchers and is proposing to develop Cedar Glen II Apartments which will consist of a 49 unit affordable housing development (Proposed Project) located adjacent to Phase I in the City of Riverside on 3.76 acres of vacant land on the corner of Harrison and County Farm Road more specifically Assessor Parcel Number 145-260-031 (Project Site). Phase I and Project Site are located on County owned land in which Developer and the County of Riverside (County) entered into a Ground Lease on July 3, 2012 and which expires on July 2, 2022. The Developer was awarded 34 Housing Choice Voucher Program (HCVP) Project Based Vouchers through competitive Requests for Proposals released by the Housing Authority of the County of Riverside which will provide a rental subsidy for the Proposed Project.

Proposed Project will consist of a 49 unit affordable housing multi-family apartment complex comprised of 14 one-bedroom units, 14 two-bedroom units, 16 three-bedroom units and 5 four-bedroom units. One 3-bedroom unit will be set-aside for an on-site manager. Twenty six of the units will serve veterans and their families under the Veterans Housing and Homeless Prevention Program. Except for the on-site

managers 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. The Proposed Project will also include a 3,500 square foot community area consisting of a 1,400 square foot community room, computer lab, two classrooms and a kitchen. The Proposed Project will have gated access, a laundry facility, and picnic areas. LifeSTEPS will provide on-site supportive services to include an after school program of no less than 10 hours per week. Lighthouse Social Services will provide on-site case management for the Veteran households which will include educational services, substance use services, employment services and benefit services.

The estimated total cost for the Proposed Project is \$26,526,370. Anticipated sources of funds include tax credit proceeds in the amount of \$18,231,164, a Veterans Housing and Homeless Prevention loan in the amount of \$1,690,000, land value in the amount of \$3,052,000, a City of Riverside HOME loan in the amount of \$600,000, fee waivers in the amount of \$305,319, a Tranche B loan in the amount of \$2,314,021 and a deferred developer fee in the amount of \$333,866.

Description of Project Changes Reflected In this Re-evaluation:

Prior to the consideration of an Agreement to Enter into Housing Assistance Payments (AHAP) for the Project Based Vouchers, the County as the Responsible Entity, is required to first complete applicable environmental review procedures and evaluate potential effects of the Proposed Project on the environment pursuant to the National Environmental Policy Act (NEPA). As the result of Phase I and the County's commitment of federal HOME Investment Partnership Act Funds on August 31, 2010 the County of Riverside Board of Supervisors as the Responsible Entity adopted the Environmental Assessment (2010 EA) and determined that there was a Finding of No Significant Impact pursuant to NEPA and the environmental procedures cited in 24 CFR Parts 50 and 58. When the 2010 EA was prepared the scope of the project consisted of 78 units covering the entire 9.69 acre site. Since the adoption of the 2010 EA the initial scope of the project has changed and therefore the total number of units from Phase I and Proposed Project have increased from 78 units to 100 units.

In addition to the increase in project size on June 15, 2012, HUD issued CPD Notice 12-006 requiring that Responsible Entities engage in tribal consultation as part of the NEPA process. On April 6, 2016 the County submitted tribal consultation notices to fifteen tribes notifying each tribe of the Proposed Project and providing the opportunity to consult regarding the Proposed Project. The County did not receive any requests to consult regarding the Proposed Project. Prior to the commitment of HCVP Project Based Vouchers and due to the changes since the 2010 EA which includes (i) the change in project size and (ii) CPD Notice 12-006, the County must re-evaluate the 2010 EA in accordance with 24 CFR 58.47. The County has completed the applicable review procedures and has re-evaluated the potential effects of the Proposed Project on the environment.

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 not required.**

The scope, scale, nature, magnitude and location of the project are substantially unchanged from that as originally reviewed and approved; the additional 22 units will not cause any 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 Mitigated Measures that previously applied to the project remain unchanged. The additional 22 units will not change or effect the Determinations as found in 2010 EA attached hereto as Exhibit "B", including but not limited to Community Facilities and Services. The proposed development site and the acreage of development remain unchanged from the scope of development defined in the 2010 EA.

2. Re-evaluation of the project under Sec. 58.47 is required 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:

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 2010 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 2010 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).

Stephanie Adams
Stephanie Adams, Senior Development Specialist

Date: 1-24-18

Responsible Entity:

Signed by:

Chuck Washington
Chairman, Riverside County Board of Supervisors

Date: _____

FORM APPROVED BY COMMUNITY COUNSEL

BY: James R. Brown DATE _____
JAMES R. BROWN

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

**Exhibit B
(2010 EA)**



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: Cedar Glen Apartments (HM1-10-001)

Preparer: Estella Wells, Development Specialist

Responsible Entity: County of Riverside

Month/Year: August / 2010

AUG 31 2010 3,40

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency
[24 CFR 58.2(a)(7)]
Certifying Officer: Marion Ashley, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]
Project Name: Cedar Glen Apartments

Project Location: Northeast corner of Country Farm Road and Reynolds Road in the City of Riverside, Assessor Parcel Numbers: 145-260-011 and 145-260-020. The site is approximately 9.69 acres.

Estimated total project cost: \$21,384,156

Grant Recipient: Palm Desert Development Company
[24 CFR 58.2(a)(5)]
Recipient Address: 44139 Monterey Ave., Palm Desert, CA 92261

Project Representative: Karen Merritt

Telephone Number: (760) 568-1048 ext 27

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]
See Recommended Mitigation Measures as listed on Page 10.

FINDING: [58.40(g)]

- Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

- Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: Estella Wells **Date:** 8/10/2010
Name/Title/Agency: Estella Wells, Development Specialist, Economic Development Agency

RE Approving Official Signature: Marion Ashley **Date:** 8/31/10
Name/Title/ Agency: Marion Ashley, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL
AUG 17 2010
BY [Signature]

ATTEST:
KECIA HARPER-JHEM, Clerk
By [Signature]
DEPUTY

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

Palm Desert Development Company, a for profit corporation, is proposing to build a seventy-eight (78) unit multi family housing complex with the intent of providing affordable and decent housing. The project, which will be built in two phases, will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit, located on approximately 9.69 acres in the City of Riverside (the "Project").

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Project will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. The Project will include a community room, pool, picnic areas, laundry facilities, surveillance cameras, walking circuit and low impact aerobic workout stations, as well as a complete lab.

All units will be equipped with carpeting throughout the living areas, air conditioning, ceiling fans, storage closet, coat closet, patio/balcony, a refrigerator, dishwasher, garbage disposal, and range. The development will serve households with incomes between 30% and 60% of the Area Median Income. The period of affordability of the Project will be for 55 years.

The estimated total cost for the Project is approximately \$21,784,156 from the following sources:

\$2,173,985	Permanent Financing Loan
\$1,650,000	City of Riverside Redevelopment Agency Loan
\$1,000,000	City of Riverside HOME Loan
\$500,000	County of Riverside HOME Loan
\$2,000,000	County of Riverside Donated Land
\$536,104	County of Riverside Transportation Uniform Mitigation Fees
\$1,400,000	County of Riverside Mental Health Service Act Permanent Supportive Housing Loan
\$81,251	Deferred Developer Fee
\$12,442,816	9% Tax Credit Proceeds

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Project is located at the intersection of County Farm Drive and Reynolds Road in Riverside California. Established residential uses are located immediately west of the Project Site. Public facilities are located north, south, and east of the project site, and commercial buildings are located south of the project site. The site is approximately 9.69 acres.

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 proposed project is not expected to have an adverse impact on any historic, architectural or cultural resources. Sources: Riverside Co. Environmental Assessment Report. Copies of Historical Verification Report and SHPO approval letter dated 5/14/2010, are attached.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C0715G.(FEMA Map Service Center: http://map1.msc.fema.gov December 2009)
Wetlands Protection [Executive Order 11990]	The project is in a fully developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Corps of Engineer. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. (U.S. Fish and Wildlife Service, January, 2010).
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. (Staff Review, 2010).
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 aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (SSA, 2009).
Endangered Species Act [50 CFR 402]	The project will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat. Source: Field observation, City of Riverside General Plan Figure OS-6, Stephen's Kangaroo Habitat, and Figure OS-7, Multiple Species Habitat Conservation Plan (MSHCP) Cores and Linkages (2007).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Riverside according the National Wild and Scenic River Systems. (http://www.rivers.gov/wildriverslist.html#ca , 2010).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in a "non-attainment" area and conforms with the EPA-approved SIP per AQMD and SCAQMD web sites, standard rules apply, and no individual NESHAP permit or notification are required per contact with Marvin Ignacio, Small Business Permitting on March 12, 2009 (909) 396-2207. The site is proposed for the development of a 78 unit affordable housing complex. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of Riverside. (City of Riverside General Plan: http://www.riversideca.gov/planning/gp2025program/GP/13_Air_Quality_Element.pdf and Staff Review, 2010.)
Farmland Protection Policy Act [7 CFR 658]	The Project site is located next to 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. (RivCo GIS, 2010).

Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide new affordable housing to low-income, minority populations and/or special needs groups. (Staff Review, 2010).
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HUD Environmental Standards
Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	Recent acoustical studies performed for the General Plan 2025 Program Year show that project sites experience no greater than 55-60 CNEL from freeway, train, roadway, and airport noise sources. This is considered acceptable for noise sensitive uses such as housing of normal construction, without any special insulation. Additionally, during construction, compliance with the City's Noise Ordinance applies and no additional mitigation is necessary. Source: General Plan 2025 EIR Appendix G, Noise Worksheets, City GIS maps. There may be temporary increase in noise level during the construction of the Project, however, mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented to reduce the noise level. (Staff Review, 2010).
Toxic/Hazardous/Radioactive 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 (SWRCB, 2009). A permitted underground storage tank is located at 9990 County Farm Rd, within 500 Feet of the project site. Future uses on that site, are not expected to create a significant hazard to residents, employees and visitors to the Cedar Glen project site. (http://www.geotracker.swrcb.ca.gov and Staff Review, 2010).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, 2010).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. Riverside Airport, the closest airport, located in Riverside, is over 2.5 miles from the project site. (RivCo GIS: http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm)

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 proposed site has an Office (O) zoning designation, however, the developer has proposed a change in zoning to R-3 (Multiple-Family Residential Zones) which allows low scale development with harmonious design to fit the character of any established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums. The site which will consist of a seventy-eight (78) unit affordable housing complex comprised of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (City of Riverside (http://www.riversideca.gov/municode/pdf/19/article-5/19-110.pdf and Staff Review, 2010).
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there are a mixture of vacant land, commercial, and residential development. (Staff Review, 2010).
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. Sources: City of Riverside General Plan.
Erosion	1	The applicant shall be responsible for erosion and dust control both during the grading and construction phases of the project. No adverse impacts, however, are expected regarding erosion. (Staff Review, 2010)
Soil Suitability	1	The site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. Source: City of Riverside GP 2025 Program EIR/GIS Maps and Staff Review, 2010)
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. The project area is not located in areas subject to liquefaction. Source: City of Riverside GP 2025 Program EIR/GIS Maps and GeoTracker, 2009).
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, no impacts are anticipated. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment (Staff Review, 2010).

<p>Noise - Contribution to Community Noise Levels</p>	<p>1</p>	<p>Noise levels may increase during construction of the Project, but development will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. The following mitigation measures will be implemented during the construction phase of the Project.:</p> <ol style="list-style-type: none"> 1) The Applicant shall submit a construction related noise mitigation plan to the City of Riverside 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 Riverside. 3) Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control) operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work between the hours of 7:00 PM and 7:00 AM on week days and between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or federal holidays such that the sound there from creates a noise disturbance across a residential or commercial property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work by variance. (City of Riverside General Plan; Staff Review, 2010).
<p>Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</p>	<p>1</p>	<p>The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles. As a result, there may be an adverse impact to the air quality; however, the following mitigation measures will be implemented to reduce this impact.</p> <ol style="list-style-type: none"> 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. (Staff Review, 2010).
<p>Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale</p>	<p>1</p>	<p>The proposed development is located in an area currently zoned for offices, however, a change in zoning to R-3 is being proposed. As the vacant lot is currently adjacent to an existing multifamily housing project, it will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale. (Staff Review, 2010).</p>

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas (Staff Review, 2010).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (Staff Review, 2010).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any

	adverse way. (Staff Review, 2010).
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Community Facilities and Services

	Code	Source or Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. There are fourteen elementary schools, four middle schools, and three high schools, within the Alvord Unified School District which include one elementary, one middle, and one high school, within close proximity of the project site. In addition, the developer is required to pay applicable school fees prior to issuance of any building permits. (Staff Review, 2010).
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities. (Staff Review, 2010).
Health Care	1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Riverside. Major medical care is available at Parkview Community Hospital in Riverside (193 beds), Riverside Medical Center, and Molina Medical Center all of which are located within less than 4 miles of the project site. (Staff Review, 2010).
Social Services	1	The Project may have a minimal increase in existing social services, however no adverse impacts are expected. The closest social services provided by the County are dispensed through offices located in the City of Riverside. (Staff Review, 2010).
Solid Waste	1	The proposed project will not have a significant or adverse impact on issues relating to solid waste, No adverse impacts are expected. (Staff Review, 2010).
Waste Water	1	No increase in waste water is anticipated as a result of this project. (Staff Review, 2010).
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (STPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board (Staff Review, 2010).
Water Supply	1	The project site is served by the City of Riverside water utility, which provides an adequate and acceptable water supply. (City of Riverside General Plan).
Public Safety - Police	1	Police protection in the project area is provided by the City of Riverside's Police Dept. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. (City of Riverside Police Dept http://www.riversideca.gov/rpd/default.htm & Staff Review, 2010).
- Fire	1	The proposed development is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the City of Riverside's Fire Dpt. (City of Riverside http://www.riversideca.gov/fire (Staff Review, 2010).
- Emergency Medical	1	The proposed development will not have an adverse impact on emergency medical increases. Emergency medical services are available through Parkview Community Hospital, Riverside Medical Center, Molina Medical Center, Kaiser Permanente,

		Woodcrest Medical Group and Corona Regional Medical Center In addition, emergency medical services are available through the City of Riverside's Fire Department. The developer shall comply with all rules, laws, ordinances and regulations of the City of Riverside Fire Department. (Staff Review, 2010).
Open Space and Recreation - Open Space	1	The proposed project will comply with the City Park Development Impact Fees and General Plan Policies. The proposed project is not expected to have a significant or adverse impact on open space resources in the City of Riverside. (Staff Review, 2010).
- Recreation	1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of City Park Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan; Staff Review, 2010).
- Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection City Park Development Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan, (Staff Review, 2010).
Transportation	1	The Project may generate an incremental increase in additional vehicular movement, however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected. (Riverside Transit Agency Website).

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the City of Riverside. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Riverside. (City of Riverside General Plan, Staff Review, 2010).
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. (Staff Review, 2010).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. However, the project may have an impact on historical resources. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented during the construction phase of the Project. (Cultural Resource Survey, Michael Brandman Associates dated 3/4/2010).
Vegetation and Wildlife	1	The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, 2010).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C0715G in Zone X (FEMA, November 2009). It is not within the 100 years floodplain.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2010).
Airport Runway Clear Zone or Clear Zone Disclosure	1	The proposed site is not located within an airport influence area, nor is it adversely impacted by a military airfield. The closest

[§58.6(d)]	airport. City of Riverside Airport, is over 3 miles from the project site. The Project is not expected to have any significant impact. (RivCo GIS, 2010).
Other Factors	

Summary of Findings and Conclusions

The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

None

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

No action for the construction of the Project will leave the site vacant and incompatible with the surrounding area as it is adjacent to residential neighborhoods.

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.)

Unique Natural Features and Agricultural Lands:

The property does not exhibit any cultural resources on the modern ground surface and has been used for agricultural purposes since the early 1900's. Based on the types of resources noted during the records search and the fact that the property once exhibited buildings that were demolished, we believe that it is highly unlikely that significant cultural deposits will be uncovered during grading. Therefore, the potential for impacts to significant cultural resources during construction is considered "low" and additional mitigative efforts during the preplanning phase are not considered necessary.

Local Native American tribes have noted a concern that potentially significant resources will be uncovered during grading and have expressed their concern for monitoring during project-related earthmoving. Under the Section 106 process, construction-related monitoring is not a valid mitigation measure unless ordered by SHPO or a federal archaeologist. Under the CEQA process, monitoring can be recommended by the qualified professional to the Lead Agency. Accordingly, the City of Riverside may wish to heed the Tribes' project commentary (see Appendix A) and require that monitoring take place during grading.

Should cultural, historical or archeological items be found during the grading and construction activity, all activity shall be halted in the vicinity of the find and a qualified archeologist shall be hired at the applicant's expense to work with the City Planning Department to determine the find's significance and possible mitigation measured.

Additional Studies Performed

(Attach studies or summaries)

- Cultural Resource Survey for the Cedar Glen Project, Michael Brandman Associates, March 4, 2010
- Phase II Environmental Site Assessment, EEI, Geotechnical and Environmental Solutions, June 6, 2010

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	2. HUD/State Identification Number CA027	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) Stephanie Adams 951-343-5455		
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development 300 N. Los Angeles, Suite 4054 Los Angeles, CA 90012	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) Cedar Glen II Apartments-Housing Choice Voucher Program Project Based Vouchers	10. Location (Street address, city, county, State) The Project Site is located on 3.76 acres of vacant land on the corner of Harrison and County Farm Road. Assessor Parcel Number 145-260-031	

11. Program Activity/Project Description

The project activity includes the proposed use of 34 Housing Choice Voucher Program Project Based Vouchers to Palm Communities for the construction of a 49 unit affordable rental housing project located in the City of Riverside. The proposed project will consist of 14 one-bedroom units, 14 two-bedroom units, 16 three-bedroom units and 5 four-bedroom units. One 3-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 consist of a 3,500 square foot community area consisting of a 1,400 square foot community room, computer lab, two classrooms and a kitchen. The proposed project will also include a laundry facility, tot-lot and picnic areas. The estimated total cost for the development is \$26,526,370 and the anticipated sources of funding include: tax credit proceeds, a Veterans Housing and Homeless Prevention loan, a City of Riverside HOME loan, fee waivers, a Tranche B loan and a deferred developer fee.

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

Chuck Washington, Chairman, Riverside County Board of Supervisors

Date signed

X

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

Chuck Washington, Chairman, Housing Authority of the County of Riverside Board of Commissioners

Date signed

X

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)

RIVERSIDE COUNTY COUNSEL
B. *Phillip R. Brown* 1/10/18
DATE



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: Cedar Glen Apartments (HM1-10-001)

Preparer: Estella Wells, Development Specialist

Responsible Entity: County of Riverside

Month/Year: August / 2010

AUG 31 2010 340

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency
[24 CFR 58.2(a)(7)]
Certifying Officer: Marion Ashley, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]
Project Name: Cedar Glen Apartments

Project Location: Northeast corner of Country Farm Road and Reynolds Road in the City of Riverside, Assessor Parcel Numbers: 145-260-011 and 145-260-020. The site is approximately 9.69 acres.

Estimated total project cost: \$21,384,156

Grant Recipient: Palm Desert Development Company
[24 CFR 58.2(a)(5)]
Recipient Address: 44139 Monterey Ave., Palm Desert, CA 92261

Project Representative: Karen Merritt

Telephone Number: (760) 568-1048 ext 27

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]
See Recommended Mitigation Measures as listed on Page 10.

FINDING: [58.40(g)]

Finding of No Significant Impact
(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact
(The project may significantly affect the quality of the human environment)

Preparer Signature: Estella Wells **Date:** 8/10/2010
Name/Title/Agency: Estella Wells, Development Specialist, Economic Development Agency

RE Approving Official Signature: Marion Ashley **Date:** 8/31/10
Name/Title/ Agency: Marion Ashley, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL

AUG 17 2010
BY [Signature]

ATTEST:
KECIA HARRER-JHEM, Clerk
By [Signature]
DEPUTY

AUG 31 2010 3.40²

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

Palm Desert Development Company, a for profit corporation, is proposing to build a seventy-eight (78) unit multi family housing complex with the intent of providing affordable and decent housing. The project, which will be built in two phases, will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit, located on approximately 9.69 acres in the City of Riverside (the "Project").

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Project will consist of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. The Project will include a community room, pool, picnic areas, laundry facilities, surveillance cameras, walking circuit and low impact aerobic workout stations, as well as a complete lab.

All units will be equipped with carpeting throughout the living areas, air conditioning, ceiling fans, storage closet, coat closet, patio/balcony, a refrigerator, dishwasher, garbage disposal, and range. The development will serve households with incomes between 30% and 60% of the Area Median Income. The period of affordability of the Project will be for 55 years.

The estimated total cost for the Project is approximately \$21,784,156 from the following sources:

\$2,173,985	Permanent Financing Loan
\$1,650,000	City of Riverside Redevelopment Agency Loan
\$1,000,000	City of Riverside HOME Loan
\$500,000	County of Riverside HOME Loan
\$2,000,000	County of Riverside Donated Land
\$536,104	County of Riverside Transportation Uniform Mitigation Fees
\$1,400,000	County of Riverside Mental Health Service Act Permanent Supportive Housing Loan
\$81,251	Deferred Developer Fee
\$12,442,816	9% Tax Credit Proceeds

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Project is located at the intersection of County Farm Drive and Reynolds Road in Riverside California. Established residential uses are located immediately west of the Project Site. Public facilities are located north, south, and east of the project site, and commercial buildings are located south of the project site. The site is approximately 9.69 acres.

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 proposed project is not expected to have an adverse impact on any historic, architectural or cultural resources. Sources: Riverside Co. Environmental Assessment Report. Copies of Historical Verification Report and SHPO approval letter dated 5/14/2010, are attached.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C0715G.(FEMA Map Service Center: http://map1.msc.fema.gov December 2009)
Wetlands Protection [Executive Order 11990]	The project is in a fully developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Corps of Engineer. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. (U.S. Fish and Wildlife Service, January, 2010).
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. (Staff Review, 2010).
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 aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (SSA, 2009).
Endangered Species Act [50 CFR 402]	The project will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat. Source: Field observation, City of Riverside General Plan Figure OS-6, Stephen's Kangaroo Habitat, and Figure OS-7, Multiple Species Habitat Conservation Plan (MSHCP) Cores and Linkages (2007).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	Compliance steps are not invoked. The Project is not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Riverside according the National Wild and Scenic River Systems. (http://www.rivers.gov/wildriverslist.html#ca , 2010).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in a "non-attainment" area and conforms with the EPA-approved SIP per AQMD and SCAQMD web sites, standard rules apply, and no individual NESHAP permit or notification are required per contact with Marvin Ignacio, Small Business Permitting on March 12, 2009 (909) 396-2207. The site is proposed for the development of a 78 unit affordable housing complex. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of Riverside. (City of Riverside General Plan: http://www.riversideca.gov/planning/gp2025program/GP/13_Air_Quality_Element.pdf and Staff Review, 2010.)
Farmland Protection Policy Act [7 CFR 658]	The Project site is located next to 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. (RivCo GIS, 2010).

Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide new affordable housing to low-income, minority populations and/or special needs groups. (Staff Review, 2010).
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HUD Environmental Standards
Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	Recent acoustical studies performed for the General Plan 2025 Program Year show that project sites experience no greater than 55-60 CNEL from freeway, train, roadway, and airport noise sources. This is considered acceptable for noise sensitive uses such as housing of normal construction, without any special insulation. Additionally, during construction, compliance with the City's Noise Ordinance applies and no additional mitigation is necessary. Source: General Plan 2025 EIR Appendix G, Noise Worksheets, City GIS maps. There may be temporary increase in noise level during the construction of the Project, however, mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented to reduce the noise level. (Staff Review, 2010).
Toxic/Hazardous/Radioactive 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 (SWRCB, 2009). A permitted underground storage tank is located at 9990 County Farm Rd, within 500 Feet of the project site. Future uses on that site, are not expected to create a significant hazard to residents, employees and visitors to the Cedar Glen project site. (http://www.geotracker.swrcb.ca.gov and Staff Review, 2010).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, 2010).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. Riverside Airport, the closest airport, located in Riverside, is over 2.5 miles from the project site. (RivCo GIS: http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.htm)

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 proposed site has an Office (O) zoning designation, however, the developer has proposed a change in zoning to R-3 (Multiple-Family Residential Zones) which allows low scale development with harmonious design to fit the character of any established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums. The site which will consist of a seventy-eight (78) unit affordable housing complex comprised of fourteen (14) one bedroom units, forty (40) two bedroom units, and twenty-three (23) three bedroom units in addition to 1 manager's unit. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (City of Riverside (http://www.riversideca.gov/municode/pdf/19/article-5/19-110.pdf and Staff Review, 2010).
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there are a mixture of vacant land, commercial, and residential development. (Staff Review, 2010).
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. Sources: City of Riverside General Plan.
Erosion	1	The applicant shall be responsible for erosion and dust control both during the grading and construction phases of the project. No adverse impacts, however, are expected regarding erosion. (Staff Review, 2010)
Soil Suitability	1	The site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. Source: City of Riverside GP 2025 Program EIR/GIS Maps and Staff Review, 2010)
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. The project area is not located in areas subject to liquefaction. Source: City of Riverside GP 2025 Program EIR/GIS Maps and GeoTracker, 2009).
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, no impacts are anticipated. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment (Staff Review, 2010).

<p>Noise - Contribution to Community Noise Levels</p>	<p>1</p>	<p>Noise levels may increase during construction of the Project, but development will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. The following mitigation measures will be implemented during the construction phase of the Project.:</p> <ol style="list-style-type: none"> 1) The Applicant shall submit a construction related noise mitigation plan to the City of Riverside 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 Riverside. 3) Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control) operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work between the hours of 7:00 PM and 7:00 AM on week days and between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or federal holidays such that the sound there from creates a noise disturbance across a residential or commercial property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work by variance. <p>(City of Riverside General Plan; Staff Review, 2010).</p>
<p>Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</p>	<p>1</p>	<p>The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles. As a result, there may be an adverse impact to the air quality; however, the following mitigation measures will be implemented to reduce this impact.</p> <ol style="list-style-type: none"> 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. <p>(Staff Review, 2010).</p>
<p>Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale</p>	<p>1</p>	<p>The proposed development is located in an area currently zoned for offices, however, a change in zoning to R-3 is being proposed. As the vacant lot is currently adjacent to an existing multifamily housing project, it will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale. (Staff Review, 2010).</p>

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas (Staff Review, 2010).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (Staff Review, 2010).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any

		adverse way. (Staff Review, 2010).
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Community Facilities and Services

	Code	Source or Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. There are fourteen elementary schools, four middle schools, and three high schools, within the Alvord Unified School District which include one elementary, one middle, and one high school, within close proximity of the project site. In addition, the developer is required to pay applicable school fees prior to issuance of any building permits. (Staff Review, 2010).
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities. (Staff Review, 2010).
Health Care	1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Riverside. Major medical care is available at Parkview Community Hospital in Riverside (193 beds), Riverside Medical Center, and Molina Medical Center all of which are located within less than 4 miles of the project site. (Staff Review, 2010).
Social Services	1	The Project may have a minimal increase in existing social services, however no adverse impacts are expected. The closest social services provided by the County are dispensed through offices located in the City of Riverside. (Staff Review, 2010).
Solid Waste	1	The proposed project will not have a significant or adverse impact on issues relating to solid waste, No adverse impacts are expected. (Staff Review, 2010).
Waste Water	1	No increase in waste water is anticipated as a result of this project. (Staff Review, 2010).
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (STPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board (Staff Review, 2010).
Water Supply	1	The project site is served by the City of Riverside water utility, which provides an adequate and acceptable water supply. (City of Riverside General Plan).
Public Safety - Police	1	Police protection in the project area is provided by the City of Riverside's Police Dept. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. (City of Riverside Police Dept http://www.riversideca.gov/rpd/default.htm & Staff Review, 2010).
- Fire	1	The proposed development is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the City of Riverside's Fire Dpt. (City of Riverside http://www.riversideca.gov/fire (Staff Review, 2010).
- Emergency Medical	1	The proposed development will not have an adverse impact on emergency medical increases. Emergency medical services are available through Parkview Community Hospital, Riverside Medical Center, Molina Medical Center, Kaiser Permanente,

		Woodcrest Medical Group and Corona Regional Medical Center In addition, emergency medical services are available through the City of Riverside's Fire Department. The developer shall comply with all rules, laws, ordinances and regulations of the City of Riverside Fire Department. (Staff Review, 2010).
Open Space and Recreation - Open Space	1	The proposed project will comply with the City Park Development Impact Fees and General Plan Policies. The proposed project is not expected to have a significant or adverse impact on open space resources in the City of Riverside. (Staff Review, 2010).
- Recreation	1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of City Park Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan; Staff Review, 2010).
- Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection City Park Development Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Riverside General Plan. (Staff Review, 2010).
Transportation	1	The Project may generate an incremental increase in additional vehicular movement, however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected. (Riverside Transit Agency Website).

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the City of Riverside. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Riverside. (City of Riverside General Plan, Staff Review, 2010).
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. (Staff Review, 2010).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. However, the project may have an impact on historical resources. Mitigation measures set forth in the Summary of Findings and Conclusions of this Environmental Assessment will be implemented during the construction phase of the Project. (Cultural Resource Survey, Michael Brandman Associates dated 3/4/2010).
Vegetation and Wildlife	1	The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, 2010).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C0715G in Zone X (FEMA, November 2009). It is not within the 100 years floodplain.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2010).
Airport Runway Clear Zone or Clear Zone Disclosure	1	The proposed site is not located within an airport influence area, nor is it adversely impacted by a military airfield. The closest

[§58.6(d)]	airport, City of Riverside Airport, is over 3 miles from the project site. The Project is not expected to have any significant impact. (RivCo GIS, 2010).
Other Factors	

Summary of Findings and Conclusions

The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

None

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

No action for the construction of the Project will leave the site vacant and incompatible with the surrounding area as it is adjacent to residential neighborhoods.

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.)

Unique Natural Features and Agricultural Lands:

The property does not exhibit any cultural resources on the modern ground surface and has been used for agricultural purposes since the early 1900's. Based on the types of resources noted during the records search and the fact that the property once exhibited buildings that were demolished, we believe that it is highly unlikely that significant cultural deposits will be uncovered during grading. Therefore, the potential for impacts to significant cultural resources during construction is considered "low" and additional mitigative efforts during the preplanning phase are not considered necessary.

Local Native American tribes have noted a concern that potentially significant resources will be uncovered during grading and have expressed their concern for monitoring during project-related earthmoving. Under the Section 106 process, construction-related monitoring is not a valid mitigation measure unless ordered by SHPO or a federal archaeologist. Under the CEQA process, monitoring can be recommended by the qualified professional to the Lead Agency. Accordingly, the City of Riverside may wish to heed the Tribes' project commentary (see Appendix A) and require that monitoring take place during grading.

Should cultural, historical or archeological items be found during the grading and construction activity, all activity shall be halted in the vicinity of the find and a qualified archeologist shall be hired at the applicant's expense to work with the City Planning Department to determine the find's significance and possible mitigation measured.

Additional Studies Performed

(Attach studies or summaries)

- Cultural Resource Survey for the Cedar Glen Project, Michael Brandman Associates, March 4, 2010
- Phase II Environmental Site Assessment, EEI, Geotechnical and Environmental Solutions, June 6, 2010

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PUBLIC NOTICE January 12, 2018

Riverside County Economic
Development Agency
5555 Arlington Avenue
Riverside, California 92504
(951) 343-5455 Stephanie
Adams

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about January 30, 2018, 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: Cedar
Glen II Apartments

PURPOSE: The project activity includes the allocation of thirty four (34) Housing Choice Voucher Program (HCVP) Project Based Vouchers to Palm Communities, which will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. Cedar Glen II Apartments will consist of the construction of a 49-unit apartment complex, located in the City of Riverside. The proposed project will consist of 14 one-bedroom units, 14 two-bedroom units, 16 three-bedroom units and 5 four-bedroom units. The units will be rented to low-income households whose incomes do not exceed 60% of the area median income for the County of Riverside.

LOCATION: The project site is located on 3.76 acres of vacant land on the corner of Harrison and County Farm Road.

APN: 145-260-031.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except in the event of a holiday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Stephanie Adams at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before January 29, 2018 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 Chuck Washington 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



* A 0 0 0 0 0 4 6 4 2 8 5 5 *

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 300 N. Los Angeles Street, Suite 4054, Los Angeles, California 90012. 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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