

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



**ITEM: 3.16
(ID # 13953)**

MEETING DATE:
Tuesday, December 15, 2020

FROM: HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

SUBJECT: HOUSING HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for La Sierra Development, City of Riverside, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 1 [Housing Choice Voucher Program Project Based Vouchers - 100%]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for La Sierra Development, City of Riverside, pursuant to the National Environmental Policy Act (NEPA), and conclude that the project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for Housing Choice Voucher Program Project Based Vouchers;

ACTION: Policy


Heidi Marshall, Director 11/30/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 15, 2020
xc: HHPWS

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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4. Authorize the Chair of the Board of Supervisors to execute the RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and

5. Authorize the Director of Housing, Homelessness Prevention and Workforce Solutions, or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

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:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

National Community Renaissance (Developer), a California nonprofit public benefit corporation, has been awarded thirty nine (39) Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) through a competitive Request for Proposals released by the Housing Authority of the County of Riverside on July 20, 2020, for proposed projects applying for California Department of Housing and Community Development No Place like Home funds. Developer intends to apply for Round 3 of the No Place like Home funds which will help provide permanent supportive housing for individuals who are homeless, chronically homeless or at risk of becoming homeless. The PBVs will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside’s HCVP waiting list at or below 30% of the Area Median Income for the proposed La Sierra Multi-Family development, a 80-unit (which includes 1 manager’s unit) multi-family affordable rental housing complex for low-income families. The Proposed Project, will consist of 40 one-bedroom units, 20 two-bedroom units and 20 three-bedroom units located on 5.51 acres of land located at the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood for the City of Riverside, identified as Assessor Parcel Numbers 146-141-029, 146-141-065 thru -067, 146-141-071 and 146-141-072 (Property). Supportive Services will be provided by the Riverside University Health System Behavioral Health which will include case management and referrals based on each tenant’s needs. The Housing Authority will enter into an Agreement to enter into Housing Assistance Payments (AHAP) with Developer subject to approval by the Housing Authority’s Board of Commissioners.

NEPA Review

The environmental effects of activities carried out with PBVs derived from federal funds

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awarded by the U.S. Department of Housing and Urban Development (HUD) must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside, by and through its Housing, Homelessness Prevention and Workforce Solutions, is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On November 23, 2020, the County completed an Environmental Assessment ("EA") and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of the County of Riverside as the Responsible Entity ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the RE for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on November 25, 2020 pursuant to 24 CFR Section 58.43.

Staff recommends that the Board approve the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds. County Counsel has reviewed and approved as to form the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds.

Impact on Residents and Businesses

The La Sierra project will have a positive impact on community members and businesses in the County of Riverside as it provides housing and supportive services for individuals experiencing homelessness as well as creates jobs for local residents.

Attachments:

- County of Riverside Environmental Assessment
- Request for Release of Funds
- Public Notice FONSI/RROF



Marcus Maltese

12/7/2020



Gregory V. Priarios, Director County Counsel

12/3/2020



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: La-Sierra-Affordable-Housing-Development

HEROS Number: 900000010160755

Project Location: 11253 Pierce St, Riverside, CA 92505

Additional Location Information:

11253 and 11291 Pierce Street (northeast corner of Pierce Street and Golden Avenue), City of Riverside, Riverside County, California (APNs 146-141-029, -065, -066, -067, -071, and -072).

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

The Vista de La Sierra affordable housing project site includes 5.51 acres and is located at the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood of the City of Riverside (see Figure 1, Regional and Project Location, provided at the end of this EA). The project would involve demolition of five existing single-family residences onsite; and construction and operation of 80 low-income and very-low-income apartment units in seven 2- to 3-story buildings. The project would include several amenities including a community center, swimming pool, and activity lawn; and supportive services such as counseling, financial literacy, youth programs, healthy living education, and job training. The project site is bounded by Huguley Drive and single-family residences to the north; Hollyhock Lane to the east; Pierce Street to the south; and Golden Avenue to the west. Much of the site is vacant. Approximately the southwest quadrant of the site is developed with a church office building and surface parking. Three single-family residences are in the north part of the site along Huguley Drive; and two single-family residences are in the east part of the site along Hollyhock Lane (one additional single-family residence along Hollyhock Lane is not part of the project site and would remain). The church office building would also remain. The project would involve acquisition of the six parcels comprising the project site (APNs 146-141-029, -065, -066, -067, -071, and -072). One single-family residential property at 4936 Hollyhock Lane (APN 146-141-028) is not part of the project site. The project proposes construction of 80 apartment units in seven 2- to 3-story buildings (see Figure 2, Site Plan, provided at the end of this EA). The proposed buildings that would be near existing offsite residences would be two stories, while the proposed buildings along Pierce Street would be three stories. The units would consist of 40 one bedroom units (652-712 square feet); 20 two-bedroom units (891 square feet); and 20 three bedroom units (1,137 square feet). One of the eighty units would be a manager's unit and would not be income restricted. The total residential building area would be 87,080 square feet, and the total building area would be 91,098 square feet. The project would offer supportive services; typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training. The project would include 61,221 square feet of common usable open space and includes a community center, pool,

child's playground, and gathering areas with bar-b-que stations and picnic tables; most of those amenities would be in the central and north-central parts of the site. Construction would begin in March 2022 or later and is expected to last 18 months. Demolition of the existing buildings would require one month and involve 10-12 workers. Construction equipment would consist of 2 large excavators, 2 standard backhoes, 1 asphalt grinder, and 1 large loader. Building Construction would require 12 months and involve 75-80 workers. Construction equipment would be one large forklift, one Bobcat skid-steer, and one standard skid loader.

Funding Information

Grant Number	HUD Program	Program Name
PBV1-20-001	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$11,471,520.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$39,262,616.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	Entitlements/Discretionary Approvals obtained from the City of Riverside: * Case Number P19-0553(General Plan Amendment) * Case Number P19-0554 (Rezone) * Case Number P19-0555 (Design Review) * The City of Riverside has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines, for the proposed project. Other Required Permits (Pending Approval): * Regional Water Quality Control Board (RWQCB), Santa Ana Region - National Pollutant Discharge * Elimination System (NPDES) Construction General Permit * RWQCB, Santa Ana Region - Storm Water Pollution Prevention Plan (SWPPP) * RWQCB, Santa Ana Region - Section 401 Water Quality Certification-Waste Discharge Requirement (WDR) * South Coast Air Quality Management District (SCAQMD) - Dust Control Plan

Mitigation Plan

RE requires monthly project update from the developer that give status of permits and approvals. RE will insure permits approvals are received through monthly updates.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: Alicia Jaimes Date: 12/11/2020

Name / Title/ Organization: Alicia Jaimes / / RIVERSIDE COUNTY

Certifying Officer Signature: V. Manuel Perez Date: DEC 15 2020

Name/ Title: V. MANUEL PEREZ CHAIRMAN BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL
BY: APD 12/14/2020
AMRIT P. DHILLON DATE

ATTEST:
KECIA R. HARPER, Clerk
By Yensuela Kaso
DEPUTY

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 03/31/2020)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number 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 Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825		7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside, Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

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) La Sierra	10. Location (Street address, city, county, State) 11253 and 11291 Pierce Street (northeast corner of Pierce Street and Golden Avenue), City of Riverside, Riverside County, California
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11. Program Activity/Project Description

The Project activity includes the proposed use of thirty nine(39) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV's) that will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside HCVP waiting list for the La Sierra project. The Housing Authority of the County of Riverside will enter into a Housing Assistance Payment Contract with the project owner, subject to approval by the Board of Commissioners.

The units would consist of 40 one bedroom units (652-712 square feet); 20 two-bedroom units (891 square feet); and 20 three bedroom units (1,137 square feet). One of the eighty units would be a manager's unit and would not be income restricted. The project would offer supportive services; typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training. The project would include 61,221 square feet of common usable open space and includes a community center, pool, child's playground, and gathering areas with bar-b-que stations and picnic tables; most of those amenities would be in the central and north-central parts of the site.

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

Chairman, Riverside County Board of Supervisors

Date signed

DEC 15 2020

X

Address of Certifying Officer

C/O Riverside County, Housing, Homelessness Prevention and Workforce Solutions, 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

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)

Previous editions are obsolete

form HUD-7015.15 (1/99)

FORM APPROVED COUNTY COUNSEL
BY APD 12/3/2020 DATE
AMRIT P DHILLON

ATTEST:

KECIA R. HARPER, Clerk

By [Signature]
DEPUTY

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

Project Information

Project Name: La-Sierra-Affordable-Housing-Development

HEROS Number: 900000010160755

Responsible Entity (RE): RIVERSIDE COUNTY, 1151 Spruce St Riverside CA, 92507

RE Preparer: Alicia Jaimes

State / Local Identifier: PBV1-20-001

Certifying Officer: V. Manuel Perez, Chairman

Grant Recipient (if different than Responsible Entity): National Community Renaissance

Point of Contact: Sarah Walker

Consultant (if applicable): UltraSystems Environmental Inc.

Point of Contact: Hina Gupta

Project Location: 11253 Pierce St, Riverside, CA 92505

Additional Location Information:

11253 and 11291 Pierce Street (northeast corner of Pierce Street and Golden Avenue), City of Riverside, Riverside County, California (APNs 146-141-029, -065, -066, -067, -071, and -072).

Direct Comments to:

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

The Vista de La Sierra affordable housing project site includes 5.51 acres and is located at the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood of the City of Riverside (see Figure 1, Regional and Project Location, provided at the end of this EA). The project would involve demolition of five existing single-family residences onsite; and construction and operation of 80 low-income and very-low-income apartment units in seven 2- to 3-story buildings. The project would include several amenities including a community center, swimming pool, and activity lawn; and supportive services such as counseling, financial literacy, youth programs, healthy living education, and job training. The project site is bounded by Huguley Drive and single-family residences to the north; Hollyhock Lane to the east; Pierce Street to the south; and Golden Avenue to the west. Much of the site is vacant. Approximately the southwest quadrant of the site is developed with a church office building and surface parking. Three single-family residences are in the north part of the site along Huguley Drive; and two single-family residences are in the east part of the site along Hollyhock Lane (one additional single-family residence along Hollyhock Lane is not part of the project site and would remain). The church office building would also remain. The project would involve acquisition of the six parcels comprising the project site (APNs 146-141-029, -065, -066, -067, -071, and -072). One single-family residential property at 4936 Hollyhock Lane (APN 146-141-028) is not part of the project site. The project proposes construction of 80 apartment units in seven 2- to 3-story buildings (see Figure 2, Site Plan, provided at the end of this EA). The proposed buildings that would be near existing offsite residences would be two stories, while the proposed buildings along Pierce Street would be three stories. The units would consist of 40 one bedroom units (652-712 square feet); 20 two-bedroom units (891 square feet); and 20 three bedroom units (1,137 square feet). One of the eighty units would be a manager's unit and would not be income restricted. The total residential building area would be 87,080 square feet, and the total building area would be 91,098 square feet. The project would offer supportive services; typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training. The project would include 61,221 square feet of common usable open space and includes a community center, pool, child's playground, and gathering areas with bar-b-que stations and picnic tables; most of those amenities would be in the central and north-central parts of the site. Construction would begin in March 2022 or later and is expected to last 18 months. Demolition of the existing buildings would require one month and involve 10-12 workers. Construction equipment would consist of 2 large excavators, 2 standard backhoes, 1 asphalt grinder, and 1 large loader. Building Construction would require 12 months and involve 75-80 workers. Construction equipment would be one large forklift, one Bobcat skid-steer, and one standard skiploader.

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

The La Sierra Affordable Housing Development ("the project") includes construction of workforce housing in the La Sierra neighborhood of the City of Riverside. The City of Riverside 2014-2021 Housing Element determined that 49 percent of households in the City overpay for housing--that is, pay over 30 percent of their income for housing--and that 10 percent of the households in the City were overcrowded, meaning there were more household members than habitable rooms in the home. In January 2020 an estimated 101,414 housing units were present in the City; 96,479 of those units were occupied. Of the total units, 64,645 or approximately 64 percent were single-family detached units; 3,915 or 4 percent were single-family attached units; 30,627 or

approximately 30 percent were multifamily; and 2,227 or two percent were mobile homes. The vacancy rate was approximately 4.9 percent and the average household size was 3.28 persons (California Department of Finance, 2020). The aforementioned Housing Element set forth a Regional Housing Needs Assessment requiring construction of 8,283 residential units consisting of: * 2,002 Very Low Income units (<50 percent of median family income [MFI]) * 1,336 Low-Income units (51-80 percent of MFI) * 1,503 Moderate-Income units (81-120 percent of MFI) * 3,442 Above Moderate-Income units (>120 percent of MFI) The proposed project would assist in meeting the City of Riverside's goal to develop additional affordable housing through construction of infill development. The project would develop 80 apartment units and would demolish five existing single family residential units, for a net increase of 75 units. Of the 80 proposed units 39 units would be permanent supportive housing for Very Low Income residents; and 40 units would be Low Income units (affordable to households earning 60 percent or less of MFI). One unit would be a manager's unit and would not be income restricted.

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

The project site, encompassing approximately 5.5 acres and generally rectangular in shape, is located at the northeast corner of Golden Avenue and Pierce Street within the La Sierra neighborhood of the City of Riverside in Riverside County. The project site is located approximately eight miles southwest of Riverside City Hall. The project site is surrounded to the north by single-family residences opposite Huguley Drive; to the east by single-family residences opposite Hollyhock Lane; to the south by single-family residences and a church office building opposite Pierce Street; and to the west by a school (La Sierra Academy) opposite Golden Avenue. The project site is currently owned by the Pacific Union Conference of the Seventh-Day Adventist Church (the Church). The site consists of six parcels, APNs 146-141-029, -065, -066, -067, -071, and -072. The largest parcel, -072, is developed with a 16,855-square-foot office building (7th Day Adventist Church media center); three storage buildings totaling approximately 1,400 square feet; and surface parking, all in the southwest corner of the parcel; the balance of the parcel is vacant land. Parcels -065, -066, and -067 are on the north side of the project site, fronting Huguley Drive, and are each developed with one single-family residence. Parcels -029 and -071 are on the east side of the site, facing Hollyhock Lane, and are each developed with one single-family residence. The Church office building dates to at least 1980, according to historical aerial photographs (a somewhat smaller building was on that site dating to at least 1966; but it cannot be ascertained from the photographs whether the current building is a new building or if the building dating to 1966 was expanded). The single-family residences onsite along Huguley Drive and Hollyhock Lane date to at least 1955, as shown on historic topographic maps (Historicaerials.com, 2020). Vegetation onsite consists of ornamental shrubs and trees, and nonnative grassland. The project site and surroundings have a southeast slope with approximately 2 percent gradient.

Existing project site drainage is by sheet flow to adjacent roadways. The geotechnical investigation report for the project concluded that the liquefaction hazard onsite is very low. The project site has a very gentle (2 percent grade) slope, and landslide hazard onsite is very low. The nearest active fault to the project site mapped by the California Geological Survey is the Chino Fault--one of the faults comprising the Elsinore Fault Zone--approximately 7.6 miles to the southwest. The nearest Alquist-Priolo Earthquake Fault Zone to the project site is along the Chino Fault. In the absence of the project, the site would remain unchanged: that is, partly developed with a church office building and five single-family residences, and the balance of the site would remain vacant land.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
PBV1-20-001	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$11,471,520.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$39,262,616.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not located within 2,500 feet from a civil airport runway or within 15,000 feet from a military airport. Further, Figure 5.7-2 of the City's General Plan 2025 PEIR depicts that the project site is not located within an Airport Safety Zone (LSA Associates Inc., 2020, p. 53). The closest airport to the project site is Riverside Municipal Airport, which is approximately 3.35 miles northeast of the project site (Google Earth Pro, 2020).
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the Coastal Barrier Resources System Map, coastal barriers exist along the East Coast, Gulf of Mexico, and along the Great Lakes. No designated coastal barriers exist along the West Coast (U.S. Fish and Wildlife Services, 2020). Therefore, no impact would occur.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compliance steps are not invoked. The project site is located in Flood Zone X identified by the FEMA National Flood Insurance Program (Flood Insurance Map Number: 0601371629F) (LSA Associates Inc., 2020, p. 57). FIRM Zone X indicates that, "This area is shown as being protected from the 1-percent-annual-chance or greater flood hazard [100-year floodplain] by a levee system that has been provisionally accredited. Overtopping or failure of any levee system is possible." The project site is outside of 100-year and 500-year flood hazard zones, and no impact would occur.

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Compliance steps are not invoked. The project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP. The proposed project includes the development of 80-unit residential apartment building complex, a 3,500-square foot office space, and a recreational pool on a 5.5 acre site. Based on the average household size of 3.28 persons used in the California Emissions Estimator Model (CalEEMod) v2016.3.2, the proposed project could increase the City's population by approximately 262 persons. The project would require a General Plan Amendment from the current O - Office and MDR - Medium-Density Residential to O - Office and R-3-1500 - Multi-Family Residential. Additionally, the project site has been designated for residential uses by the City and will continue to be designated for residential use with the General Plan Amendment and Zoning Change request. The proposed increase in population by approximately 262 persons has been anticipated and planned for in the City's General Plan (LSA Associates Inc., 2020, p 23-24). The project is in an urbanized area and would not induce substantial, unaccounted for population growth, as</p>

		<p>the addition of 80 residential units represents 0.06 percent of the projected 127,692 housing units anticipated by 2025 in the City's General Plan. Based on the household size of 3.28 persons per residential unit used in the CalEEMod v2016.3.2, the proposed project could increase the City's population by approximately 262 persons. According to the 2016 RTP/SCS, the forecast population for the County of Riverside Subregion in 2040 is approximately 3,167,584 persons. In 2015, the County of Riverside Subregion was reported to have a population of approximately 2,316,438 persons. Therefore, the forecast population for the County of Riverside Subregion will grow by approximately 851,146 persons between 2015 and 2040. Based on the anticipated increase of 262 persons, project residents would account for 0.031 percent of the population growth forecast by SCAG in the County of Riverside Subregion between 2015 and 2040 (LSA Associates Inc., 2020, p 24). Further, as discussed herein, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thus, the Project would not impair implementation of the AQMP, and this impact would be less than significant.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Compliance steps are not invoked. The project site is not located within a Local Coastal Program (LCP) area (California Coastal Commission, 2020). The nearest coastline to the project site is the Pacific Ocean, approximately 33 miles to the</p>

		southwest. Therefore, no impact would occur.
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>To ensure that the Project does not create any adverse environmental impacts in relation to hazards or hazardous materials, a Phase I Environmental Site Assessment (Phase I ESA) using ASTM E 1527-13 standards, was performed in 2012 and A Phase II Site Assessment was performed in 2013. The results of these assessments are noted below. Phase 1 ESA Overall, the Phase 1 ESA did not find any hazardous materials on the site. The site was reassessed (in 2019, during preparation of the CEQA environmental documentation for the proposed project) after the Phase 1 ESA and no structures, structural foundation, soil staining, or foul odors were found (LSA Associates Inc., 2020, p. 50). Four potentially risk causing conditions were noted in the Phase 1 ESA. Potential Recognized Environmental Conditions (REC) - Underground Storage Tanks. There is a history of two former USTs at the project site. They are believed to be removed however documents do not show that the government signed off on the removal of the USTs. Closure of USTs or site-specific soil testing must be verified (LSA Associates Inc., 2020, p. 50). Potential REC - Possible Lead in building paint, piping, and fixtures. Based on the construction date of buildings, lead may be a potential issue. Peeling paint was also seen in the 11278 Huguley residence. Lead in paint or water is a health hazard, especially for children. An environmental consultant should sample the paint and tap water to test for lead. In accordance to occupational health standards, precautions must be taken to lessen workers' exposure to lead (LSA Associates Inc., 2020, p. 50). Potential</p>

	<p>REC - Possible Asbestos-containing materials. Based on the date of construction, materials suspected of containing asbestos were noted on the project site. These materials could potentially have been damaged or disturbed. Asbestos-containing materials are hazardous and pose health risks. A consultant must sample and analyze suspected materials to determine if asbestos is present. If present, an Operations and Maintenance Plan will be implemented to handle the materials (LSA Associates Inc., 2020, p. 53). Potential REC - Possible Polychlorinated Biphenyls (PCBs) in fluid of transformers. Pole-mounted transformers were noted on the project site in three areas near the proposed apartments - covered parking near 11291 Pierce Street, northwest corner of 11286 Huguley Drive, and east side of 4920 Hollyhock Lane (Adventist Risk Management, 2012). Based on the date of development, PCBs may potentially be contained in the fluids in the transformers. However, leaks or staining was not found near the transformers. If a leak is found, the utility company must sample for PCBs. If PCBs are found, the Riverside Public Utilities would address the leaking and staining and replace fluids and transformers as needed (LSA Associates Inc., 2020, p. 50). Phase II Site Assessment The Phase II Site Assessment assessed subsurface soils to further evaluate the impacts of the two former USTs. The soil sampling results showed that none of the six borings had contaminants above the laboratory detection limits (LSA Associates Inc., 2020, p. 51). Nor were any undocumented USTs or buried drums discovered. Based on the recommended remediation in the Phase</p>
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		<p>I ESA Report and Mitigation Measures HAZ?1 to HAZ-3 listed in this EA, the project meets regulatory thresholds for residential development. Furthermore, the Geotracker and EnviroStor maps show no current or active hazardous sites on or within 0.25 mile of the project site. The impacts would be less than significant with mitigation incorporated.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Compliance steps are not invoked. The project site is located in an urban and developed portion of the City of Riverside with ornamental trees, shrubs and non-native grasslands. The project site is located within the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, a search of the MSHCP database and other appropriate databases identified no potential for endangered species, or suitable habitat for such species on site (LSA Associates Inc., 2020, p. 28). Therefore, no impact would occur.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. Compliance steps are not required. There is a history of two USTs on the project site which are presumed to have been removed. The Phase II Site Assessment found no evidence of any current USTs and also found that there are no concerning levels of contaminants on the project site. Furthermore, there are no aboveground tanks or other flammable substances on</p>

		the project site. Therefore, no impact would occur.
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Compliance steps are not invoked. The project site is located within an urban and developed portion of the City. Additionally, the project site is not designated as and is not located in close proximity to land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Farmland Mapping and Monitoring Program (FMMP). The project site is designated as "Urban and Built-Up Land" by the Department of Conservation Farmland Mapping and Monitoring Program (LSA Associates Inc., 2020, p. 21). Therefore, no impact would occur.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. Compliance steps are not invoked. The project site is located in Flood Zone X identified by the FEMA National Flood Insurance Program (Flood Insurance Map Number: 0601371629F) (LSA Associates Inc., 2020, p. 57). FIRM Zone X indicates that, "This area is shown as being protected from the 1-percent-annual-chance or greater flood hazard [100-year floodplain] by a levee system that has been provisionally accredited. Overtopping or failure of any levee system is possible." The project site is outside of 100-year and 500-year flood hazard zones, and no impact would occur.</p>
<p>Historic Preservation National Historic Preservation Act of</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Compliance steps are not invoked. The project site consists of a risk management/broadcasting building and</p>

<p>1966, particularly sections 106 and 110; 36 CFR Part 800</p>		<p>five single-family residential rental units. A Cultural Resources Assessment (CRA) was conducted for the project site in July 2019 and found that the risk management/broadcasting building was evaluated as eligible for designation as a Structure of Merit under Criteria 4 and 6 of Title 20, Chapter 20.50 of the City of Riverside Landmark and Structure Merit Criteria, as a good example of Mid-Century Modern architecture as applied to a commercial property. The risk management/broadcasting building would be retained and would not be demolished or altered by proposed project development. Integrity of a historic resource is the resource's ability to convey its historical significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The addition of 2- and 3-story apartment buildings onsite would change the setting of the risk management/broadcasting building somewhat. However, the risk management/broadcasting building is surrounded by single-family residences to the south opposite Pierce Street; to the east opposite Hollyhock Lane; and to the north opposite Huguley Drive. Many of the residences near the building are two stories. Thus, the change in setting due to project development would not substantially diminish the integrity of the risk management/broadcasting building. As proposed, all aspects of the undertaking will be designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as pertinent guidelines of the State and local jurisdictions in order to protect the historic integrity of the character-defining features of the property. As</p>
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		<p>such, there would be less than significant impacts in this regard. The County of Riverside initiated Section 106 Consultations on October 15, 2020. All tribes listed in the HUD Tribal Directory Assistance Tool were contacted via letter sent through the United States Postal Services. Responses were received from both the Augustine Band of Cahuilla Indians and Quechan Indian Tribe. Both tribes stated that they were unaware of any cultural resources that may be affected by the project. The 30 day tribal consultation window closed November 15, 2020. The State Historic Preservation Officer (SHPO) was contacted via letter that was sent via FedEx on October 29, 2020. The letter included a Historic Verification Report, Cultural Resources Study for the project and a map of the Area of Potential Effect. County staff asked SHPO concur with their findings that no historical properties will be affected by the proposed project. The SHPO consultation will end November 29, 2020. County staff will factor in any communications received by tribes or SHPO after the consultation windows have closed.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. Compliance steps are not invoked. Construction: The proposed construction activities would comply with the allowable days and hours for construction (7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on Saturdays, no construction at any time on Sunday or a federal holiday) and therefore are exempt from the City's noise limit in the Municipal Code Noise Ordinance. The project would adhere with Section 7.35.020.G,</p>

		<p>Exemptions, of the City's Municipal Code Noise Ordinance. Therefore, noise generated from project construction activities would be less than significant (LSA Associates Inc., 2020, p. 62). Operation: Upon completion and operation of the Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed for the new development. These HVAC units would be shielded by parapets and rooflines that would reduce noise levels. Noise levels generated from on-site HVAC units would not exceed the City's exterior daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) 30-minute (Leq) noise standards of 55 dBA Leq and 45 dBA Leq, respectively. Other noise generating operation equipment would be the emergency generators; however, the generator would be within the City's noise threshold as well. Therefore, there would be less than significant noise impacts during project operation (LSA Associates Inc., 2020, p. 62).</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. Compliance steps are not invoked. The US Environmental Protection Agency (EPA) map of designated sole source aquifers in Region 9 indicates that there are no sole source aquifers located within the City of Riverside. The closest sole source aquifer is located in southern San Diego County; therefore, no impact would occur (EPA, 2020).</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Compliance steps are not invoked. The project is located within an urbanized</p>

		<p>area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site (LSA Associates Inc., 2020, p. 30). Therefore, no impact would occur.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Compliance steps are not invoked. According to the National Park Service, there are no wild or scenic rivers located within the City of Riverside. The closest wild river is Deep Creek within the County of San Bernardino, between the cities of Highland and Victorville (National Park Service, 2020). The project site is located in an urbanized setting, and project development would not have an effect on any of the rivers included in the National Wild and Scenic Rivers System. No impact would occur.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Compliance steps are not invoked. In 2019, the median household income in the City of Riverside was \$71,967 (US Census Bureau, 2020), and for Riverside County, CA was \$27,142 per person (Census Bureau, 2020). The project site is within a census tract in which 24 percent of residents were living in poverty, that is, under twice the federal poverty level, based on data from 2011 to 2015 (OEHHA, 2020). The population in the census tract containing the project site consists of 73</p>

		<p>percent minority ethnic groups consisting of 47 percent Hispanic, 14 percent Asian American, 8 percent African American, 3 percent Other, and 1 percent Native American (OEHHA, 2020). The proposed project includes the development of 80 affordable multi-family dwelling units reserved for families earning less than 60 percent of the area median income. The project is not expected to result in alteration of the demographic character or socioeconomic context of the area. The project would benefit the community at large by providing affordable housing to low-income families in an area with mostly residential uses. Development of the project would address the City of Riverside's goals and the growing need of providing equitable and affordable housing to all segments of the population. Therefore, no impact would occur.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	Conformance with Plans: The proposed project is located within the La Sierra neighborhood in the City of Riverside, CA. Thus, the City of Riverside Municipal Code, General Plan, Citywide Design Guidelines, would guide development of the project. The proposed project would	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>require a General Plan amendment from O-Office and R-1-7000 Single Family Residential to O-Office and HDR- High-Density Residential consistent with the allowable development onsite which was approved by the City of Riverside in June 2020, after adoption of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project. No impact would occur. Compatible Land Use and Zoning: The proposed project would provide low income housing supply and housing options within the La Sierra Neighborhood. The project would require a zone change for Parcel B from R-1-7000 (single-family residential, 7,000-square-foot minimum lot size) to R-3-1500 (Multi-Family Residential, 29 units per acre maximum density). The project would conform with zoning for the project site upon approval of the requested zone change. The development of the project would address the City's goal of increasing safe, affordable housing stock in the City of Riverside. No impact is anticipated. Scale and Urban Design: The project site is located in the La Sierra neighborhood, in the southwestern part of City of Riverside, which is built out with urban land uses. Dominant natural visual resources in the project vicinity include La Sierra/Norco Hills approximately 1.6 miles northwest of the project (LSA Associates Inc, 2020, p. 13). Under the proposed project, new buildings and facilities would be developed. The project proposes construction of two- and three story buildings on a site surrounded by mostly residential uses, many of which are two-story. The proposed buildings that would be near existing offsite residences would</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>be two stories, while the proposed buildings along Pierce Street would be three stories. Thus, the project would be compatible in scale and height with surrounding uses and no impact would occur.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>2</p>	<p>Soil Suitability/Slope/Erosion: Based on the City of Riverside General Plan 2025 Final Program Environmental Impact Report (PEIR), the project site has a slope between 0 to 10 percent (LSA Associates Inc., 2020, p. 38). Areas likely to have earthquake-induced landslides are in areas with a slope greater than 30 percent, therefore the project site would not be impacted by or be susceptible to earthquake induced landslides. Project site grading and project construction could cause substantial soil erosion by disturbing and exposing large amounts of soil. Soil erosion would be addressed by following State and federal requirements. Project development would have no impact resulting from expansive soils. Subsurface site soils are considered to have very low liquefaction potential, and impacts due to liquefaction would be less than significant (LSA Associates, Inc., 2020, p. 39). Drainage/Storm Water Runoff: The City and project are within the Riverside County Drainage Area Management Plan (DAMP). Project design, construction, and operation must implement the BMPs described in the DAMP. Existing site drainage is directed towards adjacent streets to the project area and is captured in concrete gutters (LSA Associates Inc., 2020, p. 55). The proposed project site is divided into four Drainage Management Areas (DMAs). The project would include installation of four bioretention basins, one within each</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		of the four DMAs. Project design and operation would comply with requirements set forth in the Riverside County DAMP.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	Reference Toxic/ Hazardous/ Radioactive Materials, Contamination, Chemicals or Gases section, above. According to the Phase I ESA, the following Potential Recognized Environmental Conditions (REC) were identified onsite : (1) Underground Storage Tanks; (2) Possible Lead in building paint, piping, and structures; (3) Possible Asbestos-containing materials; and (4) Possible PCBs in fluid of transformers. With the remediation of these RECs and implementation of mitigations measures HAZ-1 to HAZ-3 described in this EA, potential RECs would be remediated to below regulatory action levels for residential land use.	
Energy Consumption/Energy Efficiency	2	The Riverside Public Utilities (RPU) provides electricity to the project site, and Southern California Gas Company provides natural gas to the project. The development of the project is expected to slightly increase energy consumption compared to existing conditions. The proposed project would consume similar amounts of energy as typically associated with this type of apartment complex development, and represents a small fraction of the energy consumed by units within the City. Further, the project is required to meet energy conservation standards outlined in the Riverside Building Code, California Building Code, and Title 24 Energy Standards. With the implementation of these standards, the proposed project would not result in a significant impact in relation to energy consumption.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
SOCIOECONOMIC			
Employment and Income Patterns	1	The proposed project would develop 80 dwelling units reserved for low-income families earning less than 60 percent of the area median income. The project site is currently developed with five single-family homes. The proposed project would support the City's goal of increasing affordable housing within the City of Riverside. The project would provide housing stock and housing options for low-income residents within the La Sierra Neighborhood, and the project would provide housing near employment opportunities. Therefore, the project is expected to have a beneficial impact on the area.	
Demographic Character Changes / Displacement	1	Demographic Character Changes: The proposed 80 apartment units are estimated to house 229 persons at full occupancy. The project is expected to create a positive impact by promoting the City of Riverside's goal of increasing the supply of affordable housing within the City. Displacement: Project development would displace five single-family residences and would involve construction and operation of 80 apartment units, for a net increase of 75 residential units. Construction would be phased, begin in March 2022 or later and is expected to last 18 months. Resident relocations would conform with all applicable HUD requirements. Therefore, the proposed project would have a less than significant impact on displacement of residents.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The project site is located within the Alvard Unified School District (AUSD). The AUSD provides public education for over 18,000 students. AUSD schools serving	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>the Project site include: Valley View Elementary School (grades K-5), Villegas Middle School (grades 5-8), and La Sierra High School (grades 9-12) (LSA Associates Inc., 2020, p. 69). Valley View Elementary has a capacity of 571, Villegas Middle School operates at a capacity of 1,398, and La Sierra High has a capacity of 1,723 (LSA Associates Inc., 2020, p. 69). La Sierra University, a private university, is located across Golden Avenue to the west of the site. The proposed project, consisting of 80 apartment units, is estimated to generate 50 students using the student generation factor of 0.6312 students per multi-family attached unit used by the AUSD (Cooperative Strategies, 2020). The five existing single-family units onsite are estimated to generate three students using the student generation factor for single-family units of 0.6399 students (Cooperative Strategies, 2020). Thus, project development is expected to generate a net increase of 47 students. In accordance with California Government Code Section 65995, the Project Applicant must pay AUSD impact fees for new residential construction (LSA Associates Inc., 2020, p. 69). California Government Code Section 65995 deems school impact development fees to be full and complete school facilities mitigation. Payment of school facilities impact fees would reduce impacts to less than significant.</p>	
Commercial Facilities (Access and Proximity)	1	Development of the proposed project would not hinder existing commercial facilities in the area. Development of the proposed project would continue to support existing commercial facilities by keeping residents in the area, and developing units that could house	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		potential customers and employees. A beneficial impact is expected to occur.	
Health Care / Social Services (Access and Capacity)	2	<p>Medical Service (EMS) for the City of Riverside is provided by the City of Riverside Fire Department (RFD). The RFD operates 14 fire stations. Every fire engine is staffed with a paramedic firefighter. The City's goal for EMS is to respond to medical calls within five minutes. (City of Riverside, 2020a).</p> <p>Social Services: The population that would be housed by the proposed project is within the regional population forecast for the City of Riverside. The project would continue to comply with applicable taxes and fees to manage public resources including, but not limited to, the RFD and the Riverside University Health System, the public health agency for Riverside County. Therefore, the development of this project is not anticipated to exacerbate any social services in the Project area or the City of Riverside. No impact would occur.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>Solid Waste/Recycling: Three City-approved solid waste haulers collect trash from multifamily residential properties in the City of Riverside: Athens Services, Burrtec Waste Industries, and CR&R Waste Services (City of Riverside, 2020d). Trash collection service includes recycling programs (City of Riverside, 2020d). Solid waste from the project would go to Badland Landfill. Capacity at the Badlands Landfill is planned to be expanded from 34.3 million cubic yards to 86 million tons (LSA Associates Inc., 2020, p. 84). Multifamily residential units are estimated to generate about 4 pounds of solid waste per day (ppd) per unit (CalRecycle, 2020). Thus, operation of the proposed 80 units is estimated to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>generate approximately 320 ppd of solid waste. Although the project would lead to a very slight increase in overall solid waste produced in the City, the current capacity and future capacity at Badland Landfill are sufficient for project waste generation. Further facilities would not be needed. Impacts would be less than significant.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	2	<p>Waste Water/Sanitary Sewers: Wastewater generated at the project site is treated at the Riverside Water Quality Control Plant (RWQCP). The facility has capacity of 40 million gallons per day (mgd); average wastewater flows are estimated to be 40 mgd by 2035. After expansion, the plant would be able to process 52.2 million gallons a day (LSA Associates Inc., 2020, p. 82). The City of Riverside estimates that residential units generate 206 gallons of wastewater per day (LSA, 2020, p. 82). Thus, the proposed 80 apartment units are estimated to generate 16,480 gallons of wastewater per day. Effluent generated by the project is a minimal fraction of the RWQCP's current 40-mgd capacity. Impacts are considered to be less than significant.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	2	<p>Riverside Public Utilities (RPU) supplies water to the City of Riverside . RPU estimates per capita demand for potable water to be 206 gallons per day (gpd). The proposed 80 apartment units are estimated to house 229 persons at full occupancy using the average household size of 2.8625 persons per unit. Thus, The estimated potable water demand at full occupancy is estimated at 47,174 gpd, or approximately 0.145 acre-feet per day (LSA Associates Inc., 2020, p. 83). This is a fraction of the RPU's estimated supply in 2040 during a single dry year of 104,088</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		acre feet. Therefore, sufficient water supply is available for the project and impacts would be less than significant.	
Public Safety - Police, Fire and Emergency Medical	2	<p>Primary police and law enforcement services are provided by the City of Riverside Police Department (RPD); supplemental services are provided by the Riverside County Sheriff, the California Highway Patrol, the Federal Bureau of Investigation, and the Drug Enforcement Administration. The Community Police Station that services the project area is the Magnolia Neighborhood Policing Center, located at 10540-B Magnolia Avenue (LSA Associates Inc., 2020, p. 69). The proposed 80 multifamily units are estimated to house 229 persons at full occupancy. Project development would generate a very slight increase in demand for police protection. Such increase would not require construction of a new or expanded facility. The project would also include security fencing, coded access gates, and exterior building lighting and landscape lighting, all of which are intended to promote security (LSA Associates Inc., 2020, p. 69). Therefore, impacts on police services would be less than significant. The City of Riverside Fire Department is responsible for 14 fire stations and 220 fire personnel. Fire Station No.8, the closest fire station to the project site, is located at 11076 Hole Ave, Riverside, 0.5 mile to the northeast (City of Riverside, 2020c). Development of the proposed 80 multifamily units would slightly increase need for fire protection services. However, such increase in demand would not require construction of expanded or new facilities. The project would also</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>comply with the California Fire Code and the Riverside Municipal Code and the final site development plan would need to be reviewed by the City's Fire Prevention Bureau. As a result, less than significant impacts are anticipated.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	2	<p>Several parks are within one mile of the project site including La Sierra Park, Collett Park, Myra Linn Park, and Doty Trust Park. Based on the projected population increase of 229 residents, the project would need to provide 0.76 acres of parkland to retain the City's ratio of 3 acres per 1,000 population (LSA Associates Inc., 2020, p. 70). The project includes 0.65 acres of common open space and the project applicant would be required to pay parkland development impact fees. Therefore, project impacts on parks and open space would be less than significant.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	2	<p>Construction: As described in the project description, project related construction activities are scheduled to commence in early 2022 and last for approximately 18 months. Project construction would generate construction worker commute trips and materials delivery truck haul trips. Most construction workers would be expected to arrive and depart outside of peak hours, which are 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. Delivery haul trips are expected to arrive and depart throughout the day. Construction traffic, especially delivery haul trips, would be conducted within the hours permitted for construction work by the City of Riverside Municipal Code Section 7.35.020 (part of the City's noise control ordinances), that is, 7:00 a.m. to 7:00 p.m. Monday-Friday and 8:00 a.m. to 5:00 p.m. Saturdays (LSA Associates</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Inc., 2020, p. 72). The City would require the developer to submit a Traffic Management Plan that would provide appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Therefore, project construction traffic impacts would be less than significant. Operation: Project operational traffic impacts were analyzed in four with-project scenarios: 2019 with project; project completion (2022) with project; cumulative (2022) with project; and buildout (2040) with project. The operations of four intersections (three existing and one proposed) were analyzed. Intersection operation was assessed in terms of level of service, a rating of intersection operation ranging from level of service (LOS) A, indicating free-flowing traffic with no delays, to LOS F indicating severe congestion with long delays. LOS D and better are considered acceptable for the affected intersections by the City of Riverside. All studied intersections were determined to operate at acceptable LOS in the 2019 with project, project completion with project, and cumulative with project scenarios. One intersection, Golden Avenue/Riverwalk Parkway at Pierce Street, was determined to operate at unacceptable LOS E under buildout with project conditions. However, the increases in delay at that intersection due to project-generated traffic were determined to be 1.5 and 1.1 seconds during the a.m. and p.m. peak hours, respectively; that is, below the City's threshold of 2.0 seconds. Thus, project operational traffic impacts would be less than significant.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The implementation of the proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge (LSA Associates Inc., 2020, p. 56). Furthermore, the project site is not located on or near any existing sole source aquifers (EPA, 2020). No impact would occur relating to water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project site is located within an urbanized area of the City and does not include any unique natural features, vegetation, or wildlife. No impact related to endangered or threatened species is expected to occur. No sensitive wildlife species were observed within the biological survey area (BSA) during the field surveys (LSA Associates Inc., 2020, p. 28). Additionally, there are no riparian habitats within or surrounding the project site (LSA Associates Inc., 2020, p. 30). Therefore, no impacts would occur.	
Other Factors	2	The project site is located within a fully developed portion of the City. As mentioned above, the proposed project would require a General Plan Amendment and Zone Change from the current O - Office and MDR - Medium-Density Residential to O - Office and R-3-1500 - Multi-Family Residential that would be similar to the current general plan land use and zoning designation. Additionally, the expected population increase from the proposed project would be a small percentage of the expected population growth for Riverside County (LSA Associates Inc., 2020, p. 23-24). There are no other factors associated with the proposed project that have not been addressed in the analysis above.	

Supporting documentation

[LSA Associates Inc 2020\(7\).pdf](#)

[Phase I Phase One Inc 2012\(1\).pdf](#)

Additional Studies Performed:

* Air Quality and Greenhouse Gas Emissions: LSA Associates Inc., Air Quality and Greenhouse Gas Analysis, August 2019. * Biology Report: LSA Associates Inc., Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis and Biology Report, July 2019. * Cultural Report: LSA Associates Inc., Cultural Resources Assessment, January 2020. * Geotechnical Report: Albus-Keefe & Associates, Inc., Preliminary Geotechnical Investigation, Proposed Multi-Family Residential Development, Golden Avenue and Pierce Street, Riverside, CA 92505, May 2019. * Phase I Environmental Site Assessment: Phase One Inc., Phase I Environmental Site Assessment, December 2012. * Phase II Subsurface Investigation: Clayson, Mann, Yaeger & Hansen, Phase II Subsurface Investigation, May 2013. * Hydrology: Adkan Engineers, Project Specific Water Quality Management Plan, July 2019. * Noise Monitoring and Assessment: LSA Associates Inc., Noise and Vibration Impact Analysis, February 2020. * Traffic Study: LSA Associates Inc., Traffic Impact Analysis, February 2020. * CEQA Initial Study: LSA Associates Inc., Initial Study for the National Community Renaissance - La Sierra Affordable Housing Development Project. The CEQA Initial Study/Mitigated Negative Declaration (IS/MND) and all supporting technical studies prepared for the proposed project are provided in Appendix A to this EA.

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

10/29/2020 12:00:00 AM

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

Riverside County Tribes: * Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation, California. * Augustine Band of Cahuilla Indians, California. * Cabazon Band of Mission Indians, California. * Cahuilla Band of Mission Indians of the Cahuilla Reservation, California. * Colorado River Indian Tribes of the Colorado River Indian Reservation, Arizona and California. * Fort McDowell Yavapai Nation, Arizona. * Los Coyotes Band of Cahuilla and Cupeno Indians, California. * Morongo Band of Cahuilla Mission Indians, California. * Pechanga Band of Luiseno Mission Indians of the Pechanga Reservation, California. * Quechan Tribe of the Fort Yuma Indian Reservation, California and Arizona. * Ramona Band of Cahuilla, California. * Santa Rosa Band of Cahuilla Indians, California. * Soboba Band of Luiseno Indians, California. * Torres Martinez Desert Cahuilla Indians, California. * Twenty-Nine Palms Band of Mission Indians of California. State Historic Preservation

Officer: * Julianne Polanco Other Sources/References: * Adventist Risk Management, 2012. Phase I ESA. * California Coastal Commission, 2020. Local Coastal Programs. Accessed online at <https://www.coastal.ca.gov/lcps.html>, accessed on October 8, 2020. * CalRecycle, 2020. Estimated Solid Waste Generation Rates. Accessed on <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>, accessed on October 15, 2020. * City of Riverside, 2020a. Emergency Medical Services. Accessed on October 15, 2020. Available at: <https://www.riversideca.gov/fire/special-programs/emergency-medical-services> * City of Riverside. 2020b. Trash and Recycling. Commercial Business Services. Accessed online at: <https://riversideca.gov/publicworks/trash/commercial-business.asp>, on October 19, 2020. * City of Riverside, 2020c. Stations. Accessed on October 15, 2020. Available at: <https://www.riversideca.gov/fire/about-contact/stations> * Cooperative Strategies, 2020. School Fee Justification Study. Accessed online at: https://www.alvordschools.org//cms/lib/CA01900929/Centricity/Domain/112/Developer%20Fees/AlvordUSD_FSCombined_1920_Fn.pdf, on October 19, 2020. * County of Riverside, Housing, Homelessness Prevention and Workforce Solutions (HHPWS). Historical Verification Report for La Sierra Apartments. October 29, 2020. * Department of Toxic Substances Control (DTSC). 2020. EnviroStor. Accessed online at: <http://www.envirostor.dtsc.ca.gov/public/>, on October 19, 2020. * EPA, 2020. Sole Source Aquifer Map. Accessed online at <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>, accessed on October 8, 2020. * Google Earth Pro, 2020. Accessed on October 6, 2020. * LSA Associates Inc., 2020. IS/MND for the National Community Renaissance - La Sierra Affordable Housing Development Project. * National Park Service, 2020. Wild & Scenic Rivers Mapper. Accessed online at <https://nps.maps.arcgis.com/apps/View/index.html?appid=ff42a57d0aae43c49a88dae0e353142>, accessed on October 8, 2020. * Office of Environmental Health Hazard Assessment (OEHHA), 2020. CalEnviroScreen. Poverty. Accessed online at: <https://oehha.ca.gov/calenviroscreen/indicator/poverty>, on October 15, 2020. * SWRCB, 2020. Geotracker. Accessed on October 15, 2020. Available at: <https://geotracker.waterboards.ca.gov/> * U.S. Census Bureau, 2020. QuickFacts Riverside County, California. Accessed on October 15, 2020. Available at: <https://www.census.gov/quickfacts/fact/table/riversidecountycalifornia/INC110218> * U.S. Fish and Wildlife Services, 2020. Coastal Barrier Resources System. Accessed online at <https://www.fws.gov/cbra/maps/Mapper.html>, accessed on October 6, 2020.

[Signed Section 106.pdf](#)

[La Sierra Signed SHPO.pdf](#)

[TDAT2.pdf](#)

[TDAT.pdf](#)

List of Permits Obtained:

Entitlements/Discretionary Approvals obtained from the City of Riverside: * Case Number P19-0553(General Plan Amendment) * Case Number P19-0554 (Rezone) * Case Number P19-0555 (Design Review) * The City of Riverside has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines, for the proposed project. Other Required Permits (Pending Approval): * Regional Water Quality Control Board (RWQCB), Santa Ana Region - National Pollutant Discharge * Elimination System (NPDES) Construction General Permit * RWQCB, Santa Ana Region - Storm Water Pollution Prevention Plan (SWPPP) * RWQCB, Santa Ana Region - Section 401 Water Quality Certification-Waste Discharge Requirement (WDR) * South Coast Air Quality Management District (SCAQMD) - Dust Control Plan

Public Outreach [24 CFR 58.43]:

The CEQA environmental review for the proposed project was completed in June 2020. The City of Riverside was the CEQA lead agency for the project. Pursuant to CEQA requirements, a public scoping meeting/community workshop was held for the project on November 20, 2019, to solicit input from the public. Approximately 50 local residents, City Staff representatives, developer/project applicant team members, and other stakeholders attended the community workshop in-person. At this meeting, National Community Renaissance gave a presentation explaining the proposed development and provided participants with the opportunity to ask questions and provide comments. During the community workshop there were many participants in support of the project who expressed that they are excited to see new affordable housing in the City. Three residents expressed concerns regarding the inclusion of permanent supportive housing units in the proposed development and screening of tenants. The residents' concerns were primarily related to the operation and management of the property which National Community Renaissance and Mercy House addressed at the meeting. No comments requesting revisions to the project plans were received during the community meeting. After completion of the CEQA Initial Study (IS) for the project, the City of Riverside prepared and circulated the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the proposed project. The CEQA IS/MND was circulated for a 30-day public review period. Two public hearings including: 1) a Planning Commission public hearing was held on April 16, 2020, and 2) a City Council hearing was held on June 2, 2020, for the proposed project. No comments requesting revisions to the project design or CEQA documents were received during the public review or public hearings conducted for the project. This Environmental Assessment (EA) will be circulated for a 15-day public review period beginning in November 2020. The County of Riverside will publish written public and agency comments received during the public review period

in a Final EA/Finding of No Significant Impact (FONSI). All persons and entities who have requested in writing to be notified of environmental documents issued regarding this project will be notified of publication of the Final EA/FONSI.

[Public Notice La Sierra FONSI and RROF.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The following related projects were identified on the City of Riverside Planning Division's Development Projects and CEQA Documents webpage (City of Riverside, 2020). * Bushnell Planned Residential Development: 21 proposed single-family residences northeast of the intersection of Mitchell Avenue and Bushnell Avenue, approximately 0.6 mile northeast of the proposed project site. * Tract Map No. 37177: 48 proposed single-family residential lots at the southwest corner of Bradley Street and Harbart Drive, approximately 7 miles east of the proposed project site. * Crestview Apartments: 237 proposed apartment units at the northwest corner of Central Avenue and Sycamore Canyon Boulevard, next to southwest side of State Route 60/Interstate 215 freeway, approximately 11 miles east of the proposed project site. * Sycamore Hills Distribution Center: Two proposed warehouse buildings totaling approximately 603,000 square feet near the northeast corner of Alessandro Boulevard and Barton Street, approximately 10 miles east of the project site. Three of the four related projects are seven miles or farther from the proposed project site. Most environmental impacts are localized to within several hundred feet of a project site. Thus, impacts of the proposed project would not combine with impacts of related projects to cause significant cumulative impacts. Related projects would be required to obtain environmental clearance under the California Environmental Quality Act (CEQA). Implementation of applicable feasible mitigation measures would be required for each significant impact for each of the four cumulative projects identified above. Cumulative impacts would be less than significant after implementation of mitigation measures identified in this environmental assessment and in the CEQA mitigated negative declaration prepared for the proposed project, and project impacts would not be cumulatively considerable.?

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

One alternative was considered and not selected: Adaptive Reuse of Existing Buildings. This alternative consists of adaptive reuse of the six habitable buildings onsite (Church office building plus five single-family residences). This alternative was rejected because the total building area of the six existing buildings is far smaller than the building area of the proposed affordable housing project and would not be sufficient to accommodate the need for additional affordable housing within the City. The building area in square feet of the five residences is not available. Assuming the building area of those residences is 2,000 square feet each, or 10,000 square feet total, then the total existing building area is an estimated 26,885 square feet. The

total building area of the proposed project is 91,098 square feet. Provision of supportive services would not be practicable in a far smaller project. In addition, given the ages of the single family residences, upgrading those buildings to 2019 building codes and to meet the needs of low-income households would be very costly. This alternative would have avoided impacts resulting from ground disturbance, such as impacts to cultural resources and paleontological resources. This alternative may also have avoided potential impacts resulting from disturbance of hazardous materials--such as asbestos-containing materials and lead-based paint--that may be present in existing buildings onsite.

No Action Alternative [24 CFR 58.40(e)]

Conditions onsite would remain the same. The Church office building, storage buildings, five single family residences, and vacant land would all remain.

Summary of Findings and Conclusions:

The 5.51-acre project site is located at 11253 and 11291 Pierce Street, at the northeast corner of Pierce Street and Golden Avenue, in the City of Riverside. The project would involve acquisition of the six parcels comprising the project site, and demolition of the five existing single-family residences onsite. A Church office building onsite would be retained. The project proposes construction of 80 apartment units in seven 2- to 3-story buildings. The proposed buildings that would be near existing offsite residences would be two stories, while the proposed buildings along Pierce Street would be three stories. The units would consist of 40 one bedroom units; 20 two-bedroom units; and 20 three-bedroom units. The following amenities are proposed: community center; swimming pool with community building; tot lot; BBQ patio area; and activity lawn. The project would offer supportive services; typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training. The project is subject to mitigation measures detailed in the National Community Renaissance - La Sierra Affordable Housing Development IS/MND, and corresponding approvals for the project. The mitigation measures for this proposed project are listed below. Development of the proposed project is not expected to produce or result in any adverse impacts to historic resources, biological resources, surface water, endangered species, air quality, farmland, environmental justice and community character, noise, geology and soil stability. The project would be visually compatible with the existing neighborhood. The project would not subject current or future residents to hazardous materials, long-term noise, or impaired air quality or safety conditions. Implementation of the project can be accommodated by the existing public services, utilities, and transportation infrastructure. Based on this Environmental Assessment, the project would not result in any adverse impacts to the natural environment or impair quality of the human environment.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Permits, reviews and approvals	Entitlements/Discretionary Approvals obtained from the City of Riverside: * Case Number P19-0553(General Plan Amendment) * Case Number P19-0554 (Rezone) * Case Number P19-0555 (Design Review) * The City of Riverside has adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines, for the proposed project. Other Required Permits (Pending Approval): * Regional Water Quality Control Board (RWQCB), Santa Ana Region - National Pollutant Discharge * Elimination System (NPDES) Construction General Permit * RWQCB, Santa Ana Region - Storm Water Pollution Prevention Plan (SWPPP) * RWQCB, Santa Ana Region - Section 401 Water Quality Certification-Waste Discharge Requirement (WDR) * South Coast Air Quality Management District (SCAQMD) - Dust Control Plan	N/A	

Mitigation Plan

RE requires monthly project update from the developer that give status of permits and approvals. RE will insure permits approvals are received through monthly updates.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not located within 2,500 feet from a civil airport runway or within 15,000 feet from a military airport. Further, Figure 5.7-2 of the City's General Plan 2025 PEIR depicts that the project site is not located within an Airport Safety Zone (LSA Associates Inc., 2020, p. 53). The closest airport to the project site is Riverside Municipal Airport, which is approximately 3.35 miles northeast of the project site (Google Earth Pro, 2020).

Supporting documentation

[LSA Associates Inc 2020\(3\).pdf](#)

[Google Earth Pro 2020\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

According to the Coastal Barrier Resources System Map, coastal barriers exist along the East Coast, Gulf of Mexico, and along the Great Lakes. No designated coastal barriers exist along the West Coast (U.S. Fish and Wildlife Services, 2020). Therefore, no impact would occur.

Supporting documentation

[US Fish and Wildlife Service 2020.pdf](#)
[Google Earth Pro 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Compliance steps are not invoked. The project site is located in Flood Zone X identified by the FEMA National Flood Insurance Program (Flood Insurance Map Number: 0601371629F) (LSA Associates Inc., 2020, p. 57). FIRM Zone X indicates that, "This area is shown as being protected from the 1-percent-annual-chance or greater flood hazard [100-year floodplain] by a levee system that has been provisionally accredited. Overtopping or failure of any levee system is possible." The project site is outside of 100-year and 500-year flood hazard zones, and no impact would occur.

Supporting documentation

[FEMA 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

- ✓ Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide	100.00	ppm (parts per million)
Nitrogen dioxide	100.00	ppb (parts per billion)
Particulate Matter, <2.5 microns	100.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	100.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

EPA De Minimis Tables

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

Compliance steps are not invoked. The project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP. The proposed project includes the development of 80-unit residential apartment building complex, a 3,500-square foot office space, and a recreational pool on a 5.5 acre site. Based on the average household size of 3.28 persons used in the California Emissions Estimator Model (CalEEMod) v2016.3.2, the proposed project could increase the City's population by approximately 262 persons. The project would require a General Plan Amendment from the current O - Office and MDR - Medium-Density Residential to O - Office and R-3-1500 - Multi-Family Residential. Additionally, the project site has been designated for residential uses by the City and will continue to be designated for residential use with the General Plan Amendment and Zoning Change request. The proposed increase in population by approximately 262 persons has been anticipated and planned for in the City's General Plan (LSA Associates Inc., 2020, p 23-24). The project is in an urbanized area and would not induce substantial, unaccounted for population growth, as the addition of 80 residential units represents 0.06 percent of the projected 127,692 housing units anticipated by 2025 in the City's General Plan. Based on the household size of 3.28 persons per residential unit used in the CalEEMod v2016.3.2, the proposed project could increase the City's population by approximately 262 persons. According to the 2016 RTP/SCS, the forecast population for the County of Riverside Subregion in 2040 is approximately 3,167,584 persons. In 2015, the County of Riverside Subregion was reported to have a population of approximately 2,316,438 persons. Therefore, the forecast population for the County of Riverside Subregion will grow by approximately 851,146 persons between 2015 and 2040. Based on the anticipated increase of 262 persons, project residents would account for 0.031 percent of the population growth forecast by SCAG in the County of Riverside Subregion between 2015 and 2040 (LSA Associates Inc., 2020, p 24). Further, as discussed herein, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thus, the Project would not impair implementation of the AQMP, and this impact would be less than significant.

Supporting documentation

[AQ and Greenhouse LSA Associates Inc 2019.pdf](#)

[De Minimis Tables - General Conformity - US EPA.pdf](#)

[LSA Associates Inc 2020\(8\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Compliance steps are not invoked. The project site is not located within a Local Coastal Program (LCP) area (California Coastal Commission, 2020). The nearest coastline to the project site is the Pacific Ocean, approximately 33 miles to the southwest. Therefore, no impact would occur.

Supporting documentation

[Google Earth Pro 2020\(2\).pdf](#)

[California Coastal Commission 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. **How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening
None of the Above

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- No

Explain:

Overall, the Phase 1 ESA did not find any hazardous materials on the site. Findings were confirmed through a Phase II ESA.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

To ensure that the Project does not create any adverse environmental impacts in relation to hazards or hazardous materials, a Phase I Environmental Site Assessment

(Phase I ESA) using ASTM E 1527-13 standards, was performed in 2012 and a Phase II Site Assessment was performed in 2013. The results of these assessments are noted below. Phase 1 ESA Overall, the Phase 1 ESA did not find any hazardous materials on the site. The site was reassessed (in 2019, during preparation of the CEQA environmental documentation for the proposed project) after the Phase 1 ESA and no structures, structural foundation, soil staining, or foul odors were found (LSA Associates Inc., 2020, p. 50). Four potentially risk causing conditions were noted in the Phase 1 ESA. Potential Recognized Environmental Conditions (REC) - Underground Storage Tanks. There is a history of two former USTs at the project site. They are believed to be removed however documents do not show that the government signed off on the removal of the USTs. Closure of USTs or site-specific soil testing must be verified (LSA Associates Inc., 2020, p. 50). Potential REC - Possible Lead in building paint, piping, and fixtures. Based on the construction date of buildings, lead may be a potential issue. Peeling paint was also seen in the 11278 Huguley residence. Lead in paint or water is a health hazard, especially for children. An environmental consultant should sample the paint and tap water to test for lead. In accordance to occupational health standards, precautions must be taken to lessen workers' exposure to lead (LSA Associates Inc., 2020, p. 50). Potential REC - Possible Asbestos-containing materials. Based on the date of construction, materials suspected of containing asbestos were noted on the project site. These materials could potentially have been damaged or disturbed. Asbestos-containing materials are hazardous and pose health risks. A consultant must sample and analyze suspected materials to determine if asbestos is present. If present, an Operations and Maintenance Plan will be implemented to handle the materials (LSA Associates Inc., 2020, p. 53). Potential REC - Possible Polychlorinated Biphenyls (PCBs) in fluid of transformers. Pole-mounted transformers were noted on the project site in three areas near the proposed apartments - covered parking near 11291 Pierce Street, northwest corner of 11286 Huguley Drive, and east side of 4920 Hollyhock Lane (Adventist Risk Management, 2012). Based on the date of development, PCBs may potentially be contained in the fluids in the transformers. However, leaks or staining was not found near the transformers. If a leak is found, the utility company must sample for PCBs. If PCBs are found, the Riverside Public Utilities would address the leaking and staining and replace fluids and transformers as needed (LSA Associates Inc., 2020, p. 50). Phase II Site Assessment The Phase II Site Assessment assessed subsurface soils to further evaluate the impacts of the two former USTs. The soil sampling results showed that none of the six borings had contaminants above the laboratory detection limits (LSA Associates Inc., 2020, p. 51). Nor were any undocumented USTs or buried drums discovered. Based on the recommended remediation in the Phase I ESA Report and Mitigation Measures HAZ-1 to HAZ-3 listed in this EA, the project meets regulatory thresholds for residential development. Furthermore, the Geotracker and EnviroStor maps show no current or active hazardous sites on or within 0.25 mile of the project site. The impacts would be less than significant with mitigation incorporated.

Supporting documentation

[LSA Associates Inc 2020\(6\).pdf](#)

[Phase II Clayson Mann Yaegar Hansen 2013\(1\).pdf](#)

[Phase I Phase One Inc 2012.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Compliance steps are not invoked. The project site is located in an urban and developed portion of the City of Riverside with ornamental trees, shrubs and non-native grasslands. The project site is located within the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, a search of the MSHCP database and other appropriate databases identified no potential for endangered species, or suitable habitat for such species on site (LSA Associates Inc., 2020, p. 28). Therefore, no impact would occur.

Supporting documentation

[LSA Associates Inc 2020\(5\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

- No
 Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

- No
 Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

- No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. Compliance steps are not required. There is a history of two USTs on the project site which are presumed to have been removed. The Phase II Site Assessment found no evidence of any current USTs and also found that there are no concerning levels of contaminants on the project site. Furthermore, there are no aboveground tanks or other flammable substances on the project site. Therefore, no impact would occur.

Supporting documentation

[Phase II Clayson Mann Yaegar Hansen 2013.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project site is located within an urban and developed portion of the City.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Compliance steps are not invoked. The project site is located within an urban and developed portion of the City. Additionally, the project site is not designated as and is not located in close proximity to land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Farmland Mapping and Monitoring Program (FMMP). The project site is designated as "Urban and Built-Up Land" by the Department of Conservation Farmland Mapping and Monitoring Program (LSA Associates Inc., 2020, p. 21). Therefore, no impact would occur.

Supporting documentation

[LSA Associates Inc 2020\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FEMA 2020\(1\).pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. Compliance steps are not invoked. The project site is located in Flood Zone X identified by the FEMA National Flood Insurance Program (Flood Insurance Map Number: 0601371629F) (LSA Associates Inc., 2020, p. 57). FIRM Zone X indicates that, "This area is shown as being protected from the 1-percent-annual-chance or greater flood hazard [100-year floodplain] by a levee system that has been provisionally accredited. Overtopping or failure of any levee system is possible." The project site is outside of 100-year and 500-year flood hazard zones, and no impact would occur.

Supporting documentation

[LSA Associates Inc 2020\(3\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) In progress
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Tribes were consulted based off of HUD Tribal directory assistance tool. All tribes listed in Tdat were contacted via letter.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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Additional Notes:

- 2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Compliance steps are not invoked. The project site consists of a risk management/broadcasting building and five single-family residential rental units. A Cultural Resources Assessment (CRA) was conducted for the project site in July 2019 and found that the risk management/broadcasting building was evaluated as eligible for designation as a Structure of Merit under Criteria 4 and 6 of Title 20, Chapter 20.50 of the City of Riverside Landmark and Structure Merit Criteria, as a good

example of Mid-Century Modern architecture as applied to a commercial property. The risk management/broadcasting building would be retained and would not be demolished or altered by proposed project development. Integrity of a historic resource is the resource's ability to convey its historical significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The addition of 2- and 3-story apartment buildings onsite would change the setting of the risk management/broadcasting building somewhat. However, the risk management/broadcasting building is surrounded by single-family residences to the south opposite Pierce Street; to the east opposite Hollyhock Lane; and to the north opposite Huguley Drive. Many of the residences near the building are two stories. Thus, the change in setting due to project development would not substantially diminish the integrity of the risk management/broadcasting building. As proposed, all aspects of the undertaking will be designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as pertinent guidelines of the State and local jurisdictions in order to protect the historic integrity of the character-defining features of the property. As such, there would be less than significant impacts in this regard. The County of Riverside initiated Section 106 Consultations on October 15, 2020. All tribes listed in the HUD Tribal Directory Assistance Tool were contacted via letter sent through the United States Postal Services. Responses were received from both the Augustine Band of Cahuilla Indians and Quechan Indian Tribe. Both tribes stated that they were unaware of any cultural resources that may be affected by the project. The 30 day tribal consultation window closed November 15, 2020. The State Historic Preservation Officer (SHPO) was contacted via letter that was sent via FedEx on October 29, 2020. The letter included a Historic Verification Report, Cultural Resources Study for the project and a map of the Area of Potential Effect. County staff asked SHPO concur with their findings that no historical properties will be affected by the proposed project. The SHPO consultation will end November 29, 2020. County staff will factor in any communications received by tribes or SHPO after the consultation windows have closed.

Supporting documentation

[La Sierra APE.pdf](#)

[La Sierra PSH Cultural Resources Assessment.pdf](#)

[Signed Section 106\(1\).pdf](#)

[La Sierra Signed SHPO\(1\).pdf](#)

[TDAT2\(1\).pdf](#)

[TDAT\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. Compliance steps are not invoked. Construction: The proposed construction activities would comply with the allowable days and hours for construction (7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on Saturdays, no construction at any time on Sunday or a federal holiday) and therefore are exempt from the City's noise limit in the Municipal Code Noise Ordinance. The project would adhere with Section 7.35.020.G, Exemptions, of the City's Municipal Code Noise Ordinance. Therefore, noise generated from project construction activities would be less than significant (LSA Associates Inc., 2020, p. 62). Operation: Upon completion and operation of the Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed for the new development. These HVAC units would be shielded by parapets and rooflines that would reduce noise levels. Noise levels generated from on-site HVAC units would not exceed the City's exterior daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) 30-minute (Leq) noise standards of 55 dBA Leq and 45 dBA Leq, respectively. Other noise generating operation equipment would be the emergency generators; however, the generator would be within the City's noise threshold as well. Therefore, there would be less than significant noise impacts during project operation (LSA Associates Inc., 2020, p. 62).

Supporting documentation

[LSA Associates Inc 2020.pdf](#)

[Noise LSA Associates Inc 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. Compliance steps are not invoked. The US Environmental Protection Agency (EPA) map of designated sole source aquifers in

Region 9 indicates that there are no sole source aquifers located within the City of Riverside. The closest sole source aquifer is located in southern San Diego County; therefore, no impact would occur (EPA, 2020).

Supporting documentation

[EPA 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Compliance steps are not invoked. The project is located within an urbanized area where no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on site or within proximity to the project site (LSA Associates Inc., 2020, p. 30). Therefore, no impact would occur.

Supporting documentation

[LSA Associates Inc 2020\(4\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. Compliance steps are not invoked. According to the National Park Service, there are no wild or scenic rivers located within the City of Riverside. The closest wild river is Deep Creek within the County of San Bernardino, between the cities of Highland and Victorville (National Park Service, 2020). The project site is located in an urbanized setting, and project development would not have an effect on any of the rivers included in the National Wild and Scenic Rivers System. No impact would occur.

Supporting documentation

[National Park Service 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. Compliance steps are not invoked. In 2019, the median household income in the City of Riverside was \$71,967 (US Census Bureau, 2020), and for Riverside County, CA was \$27,142 per person (Census Bureau, 2020). The project site is within a census tract in which 24 percent of residents were living in poverty, that is, under twice the federal poverty level, based on data from 2011 to 2015 (OEHHA, 2020). The population in the census tract containing the project site consists of 73 percent minority ethnic groups consisting of 47 percent Hispanic, 14 percent Asian American, 8 percent African American, 3 percent Other, and 1 percent Native American (OEHHA, 2020). The proposed project includes the development of 80 affordable multi-family dwelling units reserved for families earning less than 60 percent of the area median income. The project is not expected to result in alteration of the demographic character or socioeconomic context of the area. The project would benefit the community at large by providing affordable housing to low-income families in an area with mostly

residential uses. Development of the project would address the City of Riverside's goals and the growing need of providing equitable and affordable housing to all segments of the population. Therefore, no impact would occur.

Supporting documentation

[US Census Bureau2020.pdf](#)

[OEHHA 2020.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No