

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



ITEM: 3.15
(ID # 10661)

MEETING DATE:

Tuesday, January 26, 2021

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 Oasis Senior Villas located in the 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. [100% Housing Choice Voucher Program Project Based Vouchers - \$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds in its independent judgment and analysis as a Responsible Agency under National Environmental Policy Act (NEPA) in issuing certain limited approvals, after it reviewed and considered the information in the previously adopted Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) and associated documents by the City of Riverside, as lead agency, on October 27, 2020 for the Oasis Senior Villas (Proposed Project), that as to those potential environmental impacts within the County's powers and authorities as responsible agency concerning the request for release of Housing Choice Voucher Program (HCVP) funding for the Proposed Project and certification associated therewith, any potentially significant environmental effects have been adequately analyzed and nothing further is required under NEPA;
2. Adopt the attached City of Riverside's Environmental Assessment (City EA) and Finding of No Significant Impact (FONSI) for the Proposed Project approved by the City of Riverside on October 26, 2020;

Continued on Page 2

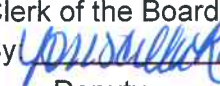
ACTION: Policy


Heidi Marshall, Director 12/30/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Spiegel 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: January 26, 2021
xc: HHPWS

Kecia R. Harper
Clerk of the Board
By 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Find that the original findings in the EA are still valid and there is no need for re-evaluation because; a) there are no substantial changes in nature, magnitude or extent of the Proposed Project; b) there are no new circumstances or environmental conditions which may affect the Proposed Project or have a bearing on its impact; and c) the recipient has not proposed the selection of an alternative in the original findings;
4. Adopt the attached County of Riverside’s Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project based on the findings incorporated therein and conclude that the Proposed Project is not an action which may affect the quality of the environment;
5. Approve the attached Request for Release of Funds (RROF) for Housing Choice Voucher Program (HCVP) Project Based Vouchers;
6. Authorize the Chair of the Board of Supervisors to execute the RROF, the County EA, and FONSI on behalf of the County to be filed with HUD; and
7. Authorize the Director of Housing, Homelessness Prevention and Workforce Solutions (HHPWS), or designee, to take all necessary steps to implement the RROF, County 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: Approved

BACKGROUND:

Summary

The County of Riverside (County) has completed all applicable review procedures and has evaluated the potential effects of the Proposed Project (defined below) on the environment pursuant to the National Environmental Policy Act (NEPA) regulations.

The Proposed Project, known as Oasis Senior Villas, will consist of 82 one-bedroom units and 13 two-bedroom units located on 3.22 acres of land located at 2340 14th Street, Riverside, 92507, identified as Assessor Parcel Number 221-132-020 (Property). The Housing Authority

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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.

On October 27, 2020, the City of Riverside, as Lead Agency for NEPA, adopted an Environmental Assessment (EA) determining that the Proposed Project will have a less than significant impact on the environment. The City of Riverside also filed a Finding of No Significant Impact (FONSI) affirming that the Proposed Project will not have a negative impact on the environment. A Community of Friends, a California corporation and an affordable housing developer (Developer), has applied for federal funds through the City of Riverside and the County of Riverside. Since the City of Riverside committed funds prior to the County of Riverside, the City of Riverside is the Responsible Entity (RE) for the NEPA process and the procedures as set forth in 24 CFR Sections 58.5 and 58.6.

City of Riverside as the RE, approved the NEPA on October 27, 2020, and determined a Finding of No Significant Impact (FONSI) on the environment. Pursuant to 24 CFR Sections 58.5 and 58.6, the City of Riverside completed the Environmental Assessment (City EA). County reviewed the City of Riverside EA and determined the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. Subsequently, the County of Riverside has prepared an EA (County EA) that incorporates the original findings made in the City EA. Since the County of Riverside was not the RE for the completion of the City EA, it is recommended that the Board adopt City EA along with adopting the County EA. Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on January 11, 2021 pursuant to 24 CFR Section 58.43.

PROJECT DESCRIPTION:

Developer was awarded forty six (46) 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 (HACR) on December 18, 2018, for proposed projects applying for California Department of Housing and Community Development No Place Like Home Funds. Developer was awarded No Place like Home funds for their proposed Oasis Senior Villas project (Proposed Project) which will help provide permanent supportive housing for low income seniors who are homeless, chronically homeless or at risk of becoming homeless. Developer was also awarded twenty-two (22) Veterans Affairs Supportive Housing (VASH) Vouchers through a Request for Proposals released by HACR on December 12, 2019. VASH vouchers will provide Veterans experiencing homelessness at or below 30% of the area median income with permanent supportive housing.

The PBVs will serve as a rental subsidy for clients on the HACR's HCVP waiting list referred by Riverside University Health System – Behavioral Health and Veterans referred by Veterans Affairs of Loma Linda for the Proposed Project. The 95-unit (which includes 1 manager's unit) multi-family affordable rental housing complex for low-income seniors experiencing homelessness will have Supportive Services provided by the Riverside University Health

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System Behavioral Health that includes case management and referrals based on each tenant's needs.

Impact on Residents and Businesses

Oasis Senior Villas 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:

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



Marcus Maltese

1/19/2021



Gregory V. Priantos, Director County Counsel

1/11/2021

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) Oasis Senior Villas	10. Location (Street address, city, county, State) 2340 14th Street, Riverside, CA 92507
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11. Program Activity/Project Description

The Project activity includes the proposed use of sixty (46) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) and twenty two (22) Veterans Affairs Supportive Housing Project Based Vouchers (VASH) that will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside HCVP waiting list for the Oasis Senior Villas 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 new 95-unit special needs housing complex will be a combination of 60 one-bedroom units and 35 two-bedroom units; with 1 manager's unit. The unit types are spread out over all three floors and are comprised of a living/bedroom area, kitchen, and bathroom. The units will range from 525 square feet to 811 square feet. Amenities will include a community room where residents can receive supportive services based on their needs provided by the Riverside University Health System (Behavioral Health). The total cost of development is approximately \$44,303,561, sources of funding include HOME Investment Partnerships Act (HOME) funds in the amount of \$1,500,000 from the City of Riverside, No Place like Home in the amount of \$8,302,632 and Veterans Housing and Homeless Prevention funds in the amount of \$9,621,970 both from The California Departments of Housing and Community Development.

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

Karen S. Spiegel

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

Date signed

01/26/2021

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 APPROVED COUNTY COUNSEL

BY *[Signature]* 1/7/2021 DATE

AMR T P DHILLON

ATTEST:

KECIA R. HARPER, Clerk form HUD-7015.15 (1/99)

By *[Signature]*
DEPUTY



**U.S. Department of Housing
and Urban Development**
Los Angeles Field Office
300 N. Los Angeles, Suite 4054
Los Angeles, CA 90012

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Oasis Senior Villas

Preparer: Nicole Sanchez, Development Specialist

Responsible Entity: County of Riverside

Month/Year: December 3, 2020

Environmental Assessment

Responsible Entity: County of Riverside
[24 CFR 58.2(a)(7)]

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

Project Name: Oasis Senior Villas

Project Location: 2340 14th Street, Riverside, CA 92507 The project site is located in the City of Riverside, on the northeast side of 14th Street, southeast of Sedgwick Avenue and south of Georgia Street. Identified as Assessor Parcel Number 221-132-020

Estimated total project cost: \$44,303,561

Grant Recipient: A Community of Friends
[24 CFR 58.2(a)(5)]

Recipient Address: 3701 Wilshire Blvd., 700, Los Angeles, CA 90017

Project Representative: Adriana Quiquivix, Senior Project Manager

Telephone Number: Phone: (213) 948-3356
Email: aquiquivix@acof.org

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

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed and approved by the City of Riverside on October 26, 2020. The County of Riverside ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, the EA and Finding of No Significant Impact on the environment completed and approved by City of Riverside.

FINDING: [58.40(g)]

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

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

Preparer Signature: Nicole Sanchez Date: 12-3-20
Name/Title/Agency: Nicole Sanchez, Development Specialist

RE Approving Official Signature: Karen S. Spiegel Date: 01/26/2021
Name/Title/ Agency: Chair, Riverside County Board of Supervisors
KAREN SPIEGEL

FORM APPROVED COUNTY COUNSEL

BY: Amrit P. Dhillon 1/7/2021
AMRIT P. DHILLON DATE

ATTEST:
KECIA R. HARPER, Clerk
By [Signature]
DEPUTY

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

A Community of Friends, a California corporation, is proposing to construct a 95-unit permanent supportive housing development for seniors who are chronically homeless, homeless living with mental illness, and low-income senior veterans. The Proposed Project would consist of a three-story building on a 3-acre vacant lot with 82 one-bedroom units and 13 two-bedroom units. The project proposes to use forty six (46) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers and twenty two (22) Veterans Affairs Supportive Housing Project Based vouchers that will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list.

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

The proposed project will provide 95 senior apartment units constructed in three, four-story buildings to be rented to seniors (i.e., 55 years and older) including individuals suffering from mental illness and homeless veterans, earning at-or-below 50% of the area median income. A total of 82 one-bedroom units and 13 two-bedroom units would be provided. The units would range from 525 to 811 square feet in size. A total of 96 parking spaces would be provided on-site of the total, 42 spaces would be covered and 5 of those spaces would be provided on-site handicapped. The apartment units will provide access to stable and affordable house with case management and supportive services based on the client's needs. A community room, leasing office, caseworker offices and storage/support space will also be provided. The parcel is currently zoned R-1-7000 (single-family residential). The proposed use is allowed per a Conditional Use Permit. An extension to a previously approved CUP for the project was approved by the City of Riverside Planning Commission on May 14, 2020.

The project was awarded HUD Housing Choice Voucher Program Project Based Vouchers; thus, the project is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58.

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

The site is approximately 140,263 square feet (3.22 acres) in size and is located at 2340 14th Street in the City of Riverside. The site is located on the northeast side of 14th Street at the southwest corner of the intersection of Georgia Street and Eucalyptus. Single-family residence are located to the north/northeast and northwest. Places of worship are located to the southeast and south. Dario Vasquez Park is located adjacent to the northwest corner of the site. The neighborhood is primarily single-family residential. The project site is vacant.

The project would entail site preparation and grading work required to construct three, four-story buildings with 95 residential units with outdoor amenities and surface parking. The site is bordered by the following uses:

North: Single-family residential

South: Single-family residential and a church building

West: Single-family residential

East: Single-family residential and a church building



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: Oasis Senior Villas Housing Project

Responsible Entity: City of Riverside

Grant Recipient (if different than Responsible Entity): City of Riverside

State/Local Identifier: Pending

Preparer: Ryan Birdseye, Principal
Birdseye Planning Group, LLC
1354 York Drive, Vista, CA 92084
760-712-2199

Certifying Officer Name and Title: Al Zelinka, City Manager

Grant Recipient (if different than Responsible Entity): City of Riverside

Consultant (if applicable): Ryan Birdseye, Principal
Birdseye Planning Group, LLC
1354 York Drive, Vista, CA 92084
760-712-2199

Direct Comments to: Jeffrey B. McLaughlin, Ph.D.
Housing Project Manager
City of Riverside Housing Authority
3900 Main Street 5th Floor
Riverside, CA 92522

Project Location: 2340 14th Street in the City of Riverside. The site is 3.22 acres and owned by Riverside Supportive Housing (Assessor's Parcel Numbers 221-132-020) (Figure 1).

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

The proposed project will provide 95 senior apartment units constructed in three, four-story buildings to be rented to seniors (i.e., 55 years and older) including individuals suffering from mental illness and homeless veterans, earning at-or-below 50% of the area median income. A total of 82 one-bedroom units and 13 two-bedroom units would be provided. The units would range from 525 to 811 square feet in size. A total of 96 parking spaces would be provided on-site. Of the total, 42 spaces would be covered and 5 of those spaces would be reserved for handicapped. The apartment units will provide access to stable and affordable housing with case management and supportive services based on client's needs. A community room, leasing office, case worker offices and storage/support space will also be provided. The parcel is currently zoned R-1-7000 (single-family residential). The proposed use is allowed per a Conditional Use Permit. An extension to a previously approved CUP for the project was approved by the City of Riverside Planning Commission on May 14, 2020.

The project will in part be constructed using federal funding from the HOME Investment Partnerships Act Program (HOME) funds; thus, the project is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The purpose of the proposed project is to provide permanent housing for low income senior residents, residents with mental health issues and homeless veterans meeting income qualifications.

Existing Conditions and Trends [24 CFR 58.40(a)]: The site is approximately 140,263 square feet (3.22 acres) in size and is located at 2340 14th Street in the City of Riverside. The site is located on the northeast side of 14th Street at the southwest corner of the intersection of Georgia Street and Eucalyptus Avenue. Single-family residences are located to the north/northeast and northwest. Places of worship are located to the southeast and south. Dario Vasquez Park is located adjacent to the northwest corner of the site. The neighborhood is primarily single-family residential. The project site is vacant.

The project would entail site preparation and grading work required to construct three, four-story buildings with 95 residential units with outdoor amenities and surface parking (Figure 2). The site is bordered by the following uses:

North: Single-family residential

South: Single-family residential and a church building

West: Single-family residential

East: Single-family residential and a church building



Figure 1—Vicinity Map  - Project Site

DEA
 DEPARTMENT OF ENVIRONMENTAL AND PLANNING
 100 WATER STREET, 10TH FLOOR
 BALTIMORE, MD 21202



95 UNIT 100% DEED RESTRICTED SENIOR HOUSING

2340 14th STREET

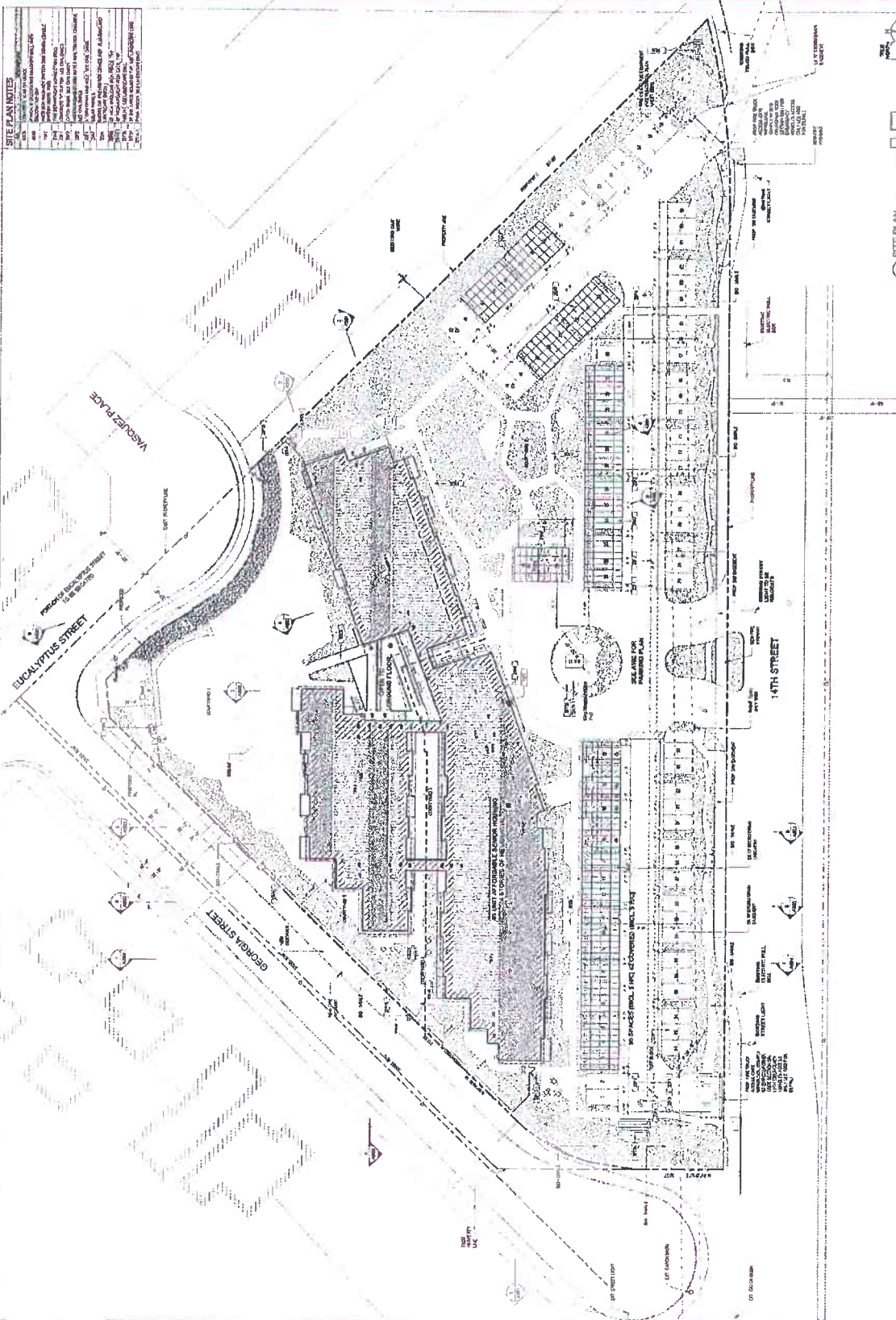
SITE PLAN

SITE PLAN
 1/4" = 20'-0"

DATE: 06.02.2020
 DRAWN BY: As indicated
 CHECKED BY: A104

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BALTIMORE ZONING ORDINANCES AND THE BALTIMORE DEPARTMENT OF ENVIRONMENTAL AND PLANNING REGULATIONS.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BALTIMORE AND THE BALTIMORE DEPARTMENT OF ENVIRONMENTAL AND PLANNING.
3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR PROTECTION OF SUCH UTILITIES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLANTING.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIDEWALKS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STAIRWAYS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ELEVATORS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ROOFS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FOUNDATIONS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.



SITE PLAN NOTES

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15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RECONSTRUCTION.

Figure 2—Site Plan

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME Investment Partnership Act Program	HUD (HOME) - \$1,000,000

Estimated Total HUD Funded Amount: \$1,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$49,782,955

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The City of Riverside Municipal Airport is the closest airport and is located approximately 4.5 miles southwest of the site. March Reserve Air Base is located approximately 7.3 miles southeast of the site. The project site is outside the Airport Influence Area for Riverside Municipal Airport as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). The site is within Zone E of the March Air Reserve Base Compatibility Map. There are no restrictions pertaining to residential development within Compatibility Zone E.

<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Source List: [b]</i></p> <p>No coastal barrier resources under the protection of the Coastal Barrier Resource Act occur in California. The Coastal Barrier Resources Act does not apply.</p> <p><i>Source List: [a, b]</i></p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The southwesterly portion of the site is designated Special Flood Hazard Area (SFHA) Zone AE in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06073C0726G prepared August 28, 2008. The site is partially located within the floodway associated with Box Springs Wash. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a SFHA be covered by flood insurance under the National Flood Insurance Program (NFIP). As described below, the Part II, Decision Making Process, follows Water Resource Council Guidelines which provides an eight-step decision making process that must be followed for actions in or impacting the base floodplain. The eight-step process requires documentation of the decision making process and includes a discussion of why the action is proposed on the proposed site, practical alternatives to the proposed action (including relocation of the project) and methods to minimize impacts to the project associated with potential flooding. The eight-step process, including public noticing, was completed on September 24, 2020. No structures would be located in the floodplain as currently defined. The only site improvements located within the flood plain are parking spaces.</p> <p>The City of Riverside is a participant in the NFIP program administered by FEMA; thus, flood insurance can be purchased for the proposed project if required. No significant or adverse impacts associated with the Flood Disaster</p>

Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.

Source List: [d]

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

Clean Air

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93

Yes No

The project site is located in the South Coast Air Basin and air quality is managed by the South Coast Air Quality Management District. The South Coast Air Basin is a non-attainment area for federal ozone and Particulate Matter 10 (PM₁₀) standards.

The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be *de minimis*, CalEEMod version 2016.3.2 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be *de minimis* and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

Table 1 – Daily Construction Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	33.8	75
NO _x	40.5	100
CO	22.1	550
PM ₁₀	9.2	150
PM _{2.5}	5.8	55

ROG – Reactive Organic Gases

NO_x – Nitrogen Oxides

CO – Carbon Monoxide

PM₁₀ – Particulate Matter 10

PM2.5 – Particulate Matter 2.5

Post construction emissions would be associated with operation of vehicles and use of energy to operate the apartment units. Emissions were projected using CalEEMod 2016.3.2 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be *de minimis* and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

Table 2 – Daily Operation Emissions

Pollutant	Daily Emissions (lbs. per day)	Standard (lbs. per day)
ROG	3.5	55
NOx	8.9	55
CO	22.1	550
PM10	4.7	150
PM2.5	1.3	55
SOx	0.06	150

SOx – Sulfur Oxides

Source: [e, f]

Coastal Zone Management

Coastal Zone Management Act, sections 307(c) & (d)

Yes No

The project is not located within a coastal zone. No impacts to coastal zone resources as defined in Sections 307(c) and (d) of the Coastal Zone Management Act would occur.

Source List: [a, c]

Contamination and Toxic Substances

24 CFR Part 50.3(i) & 58.5(i)(2)

Yes No

According to the Envirostor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites in proximity to the site. The closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case T0606500278) site was located at 2748 14th Street approximately 0.4 miles northwest of the project site. This site was

		<p>remediated and received a closure letter February 10, 1993.</p> <p>A Phase I Environmental Site Assessment (ESA) was prepared for the project site by Anderson Environmental, (July 2015). No Recognized Environmental Conditions (RECs) were identified on the project site.</p> <p>The proposed project would not introduce hazardous materials to the site or otherwise have any adverse impacts related to explosive or flammable operations.</p> <p><i>Source List: [g, x]</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is a disturbed urban lot. Vegetation consists of ruderal species and shrubs.</p> <p>The project would replace existing bare ground with 95 apartment units in three, 4-story buildings with surface parking and landscaping. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project.</p> <p><i>Source List: [h]</i></p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is a residential project designed to provide affordable housing for income qualifying seniors. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions.</p> <p>The project site and neighboring properties do not contain facilities, above ground storage tanks or sites containing hazardous materials or uses that are known to be affected by the past release of hazards or hazardous materials. No known potential for exposure to significant hazards from the site or surrounding properties was identified.</p>

		<p>No mitigation measures are required.</p> <p><i>Source List: [a, g, x]</i></p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is currently developed and categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside (2012). The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.</p> <p><i>Source List: [i]</i></p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The southwesterly portion of the site is designated Special Flood Hazard Area (SFHA) Zone AE in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06073C0726G prepared August 28, 2008. The site is partially located within the floodway associated with Box Springs Wash.</p> <p>All federally funded development projects are evaluated per Executive 11988. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The Part II, Decision Making Process, follows Water Resource Council Guidelines which provides an eight-step decision making process that must be followed for actions in or impacting the base floodplain. The eight-step process requires documentation of the decision making process and includes a discussion of why the action is proposed on the proposed site, practical alternatives to the proposed action (including relocation of the project) and methods to minimize impacts to the project associated with potential flooding. The eight-step process, including public noticing, was completed on September 24, 2020. The affidavit of completion was filed with HUD. No structures would be located in the floodplain as currently defined. The only site improvements located within the flood plain are parking spaces. Therefore, no adverse</p>

		<p>impacts to the residential element of the project associated with locating the project in a floodplain are anticipated.</p> <p><i>Source List: [d]</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is vacant. The project site does not contain any historic or architectural resources. No buildings on or in proximity to the site are known or appear eligible for listing on the National, State, or Local Register of Historical Buildings or Structures.</p> <p>A Cultural Resource Report (May 2016) was prepared for the project site. The results of the records search indicated that no previous studies were conducted for the project site or within the immediate area. However, 22 cultural resources investigations were previously performed within a one-mile radius of the project site. A total of 10 cultural resources have been previously documented within the one-mile search radius. These consist of five prehistoric milling features, three historic refuse dumps, one railroad, and one historic building.</p> <p>The on-site survey was negative for archaeological resources. No cultural resources meeting significance criteria for the California Register of Historic Resources were observed within the project site.</p> <p>No Native American resources are known to occur on the site and no mitigation measures are required to address these resources during project construction.</p> <p><i>Source List: [a, c, z]</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Construction</i></p> <p>The proposed project would generate short-term noise during project construction. As shown in the table below, maximum noise levels related to construction would be approximately 85 A-</p>

Communities Act of 1978;
24 CFR Part 51 Subpart B

weighted decibels (dBA) at a distance of 25 feet (EPA, 2010).

Typical Noise Levels at Construction Sites

Construction Phase	Average Noise Level at 25 Feet
Clearing	84 dBA
Excavation	85 dBA
Foundation/Conditioning	85 dBA
Laying Sub-base/Paving	81 dBA
Finishing	84 dBA

Chapter 7.35.10(B)(5) of the Riverside Municipal Code prohibits the operation of any tools or equipment used in construction, drilling, repair, alteration, grading or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on Saturdays or at any time on Sunday or federal holidays.

Construction that occurs weekdays between 7:00 a.m. and 7:00 p.m. and between 8:00 a.m. and 5:00 p.m. on Saturday's, provided a permit has been obtained from the City as required, is exempt from regulation per 7.35.20(G) of the Riverside Municipal Code.

Per Chapter 7.25, Table 7.25.010A, of the Riverside Municipal Code, the maximum allowable exterior noise level at residences is 55 dBA from 7 a.m. to 10 p.m., and 45 dBA from 10 p.m. to 7 a.m. Table 7.30.015 limits interior noise levels to 45 dBA from 7:00 a.m. to 10:00 p.m. and 35 dBA from 10:00 p.m. to 7:00 a.m.

Project construction would be required to comply with the City of Riverside Noise Ordinance referenced above. In this case, there are sensitive properties located north, west and east of the site. While construction noise would be audible at the property boundary, compliance with the City's

		<p>noise ordinance would avoid adverse impacts related to construction noise.</p> <p><i>Operation</i></p> <p>According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level over a 24-hour period (Ldn). The interior standard should not exceed 45 dBA. Existing noise levels were measured at the project between 7:30 and 7:45 am on September 29, 2020. The measured noise level at the site is 66.5 dBA Leq. Noise is generated primarily by traffic; however, background noise from various sources common in urban areas is also audible.</p> <p>Exterior 24-hour average (Ldn) traffic-related noise was estimated along at the project site using the HUD Ldn calculator. Traffic volumes on 14th Street were extrapolated based on traffic counts obtained during noise monitoring and for modeling purposes, are approximately 428 vehicles and 16 medium trucks in the peak hour and 4,280 vehicles and 160 medium trucks over a 24-hour period. The Ldn assuming an average distance of 40 feet from the 14th Street centerline, is approximately 60 dBA. With the additional of approximately 570 weekday trips (6 per unit) the Ldn would not increase.</p> <p>The interior noise standard is 45 dBA CNEL. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. Building materials (i.e., doors, windows and insulation) with a Sound Transmission Classification (STC) rating of 26 or higher will typically result in a sound reduction ranging from 25 to 30 dBA with doors and windows closed. Using 60 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 25 to 30 dBA, which would meet the interior noise standard. This assumes installation of a mechanical heating,</p>
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		<p>ventilation and air conditioning (HVAC) system in each unit to ensure positive ventilation could be achieved with all windows closed. Assuming use of building materials would achieve an STC rating of 26 or higher and installation of mechanical HVAC systems in each unit, no adverse interior noise impacts would occur with the project.</p> <p>The Riverside Municipal Airport is the closest airport and is located approximately 4.5 miles southwest of the site. March Reserve Air Base is located approximately 7.3 southeast of the site. The project site is outside the Riverside Municipal Airport Influence Area as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004) and in Zone E of the March Air Reserve Base Compatibility Map. No residential use restrictions, including those addressing noise, apply to Zone E. No noise impacts related to airport operations would occur.</p> <p><i>Source List: [a, b, c, j, y]</i></p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p> <p><i>Source List: [l]</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.</p> <p><i>Source List: [h]</i></p>
<p>Wild and Scenic Rivers</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest river is the Santa Ana River located approximately 2 miles northwest of the site. Per the National Wild and Scenic River System maps, no segment of the Santa Ana River is designated</p>

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		wild and scenic per Sections 7(b) and (c) of the Wild and Scenic Rivers Act. No wild and scenic rivers would be affected by the project. <i>Source List: [m]</i>
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would provide 95 apartment units in three, 4-story buildings designed for income qualifying seniors. The project would be constructed on a vacant site. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. <i>Source List: [a, c]</i>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		

<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p>As referenced, the project site is located in a R-1-7000 zoning district and designated mixed-use village in the Riverside General Plan. The project is allowed per approval of a Conditional Use Permit (CUP). A CUP was approved and a Conditional Use Permit - Time Extension P20-0243 and Design Review- Time Extension P20-0244 was approved for the project by the Riverside Planning Commission on May 14, 2020. With implementation of conditions and design review requirements, the project would be consistent with applicable elements of the zoning code and General Plan. No impact would occur under this threshold.</p> <p><i>Source List: [a, n]</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>Soils. Per the City of Riverside General Plan Environmental Impact Report, the soil type in the general project is comprised of the Arlington series. The soils are characterized by loam, weakly cemented sandy loam and loamy course sand with low to moderate shrink-swell potential. The depth is 0-60 inches.</p> <p>The organic matter and sand within loamy soils creates a favorable soil structure that improves soil stability and permeability. This increases the soil's capacity for the infiltration of water, delays the start of erosion, and reduces the amount of runoff.</p> <p>Slope Erosion. The site is flat which limits erosion potential. There are no slopes that would erode as a result of project construction.</p> <p>Stormwater Runoff. The site is 100 percent pervious under existing conditions. Stormwater that does not percolate into the soil likely runs onto adjacent properties. The proposed project would create more than 10,000 square feet of new impervious surface; and thus, meets the City of Riverside requirements for preparation of a Water Quality Management Plan (WQMP). Storm flows would be managed by incorporating site design and source control best management practices (BMPs) in permit conditions or conditions of approval. This would ensure that erosion and sedimentation impacts would be less than significant. No adverse impacts would occur.</p>

		<p><i>Source List: [a, o, p]</i></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for income qualifying seniors. It would not require the ongoing use, storage or routine transport of hazardous materials nor would it be located in proximity to above-ground storage tanks or other sources of explosive or hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions.</p> <p>As referenced, based on review of available databases listing hazardous sites (Geotracker and Envirostar), there is one closed LUST site on a property located approximately 0.4 miles to the northwest. This case was closed in 1993. There is no evidence of hazardous environmental conditions on the project site. The Phase I ESA did not identify any RECs associated with the project site.</p> <p>The project would be constructed consistent with current City of Riverside requirements for fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur.</p> <p>Regarding noise, the proposed project would be exposed to exterior noise levels that are below HUD standards and acceptable limits within the City of Riverside Municipal code. The interior noise standard is 45 dBA CNEL. As referenced, use of building materials (i.e., doors, windows and insulation) with a Sound Transmission Classification (STC) rating of 26 or higher and installation of a mechanical heating, ventilation and air conditioning (HVAC) system in each unit to ensure positive ventilation could be achieved with all windows closed, would result in noise levels below the 45 dBA interior standard. No adverse interior noise impacts would occur with the project.</p> <p><i>Source List: [a, g, x]</i></p>

Energy Consumption	2	<p>Neither construction nor operation of the project would require significant use of energy. During construction, the proposed project would require the use of energy to power the construction equipment. However, this energy consumption would be short-term and temporary and would not have adverse impacts on long-term energy consumption for the overall housing complex. The proposed project would meet the energy standards outlined in the California Building Code, Title 24 Energy Efficiency Standards for residential structures. Therefore, no adverse energy consumption impacts would occur.</p> <p><i>Source List: [a, c]</i></p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. The project would not generate post-construction jobs. Construction-related jobs would be a temporary and minor benefit.</p> <p><i>Source List: [a, c]</i></p>
Demographic Character Changes, Displacement	1	<p>The proposed project would develop 95 apartment units for income qualifying seniors. All construction would be confined to the proposed site. It would not impact adjacent street corridors and all utility improvements would remain below ground along the northwest bound segment of 14th Street fronting the site. The project area is primarily single-family residential. Places of worship are located to the south and east of the site along 14th Street.</p> <p>The proposed residential development would be consistent with the City of Riverside Zoning Code. The project would construct 95 new apartment units of similar size and scale to existing development. It would not adversely affect community character or displace existing residents.</p> <p><i>Source List: [a, c]</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>The public school nearest the site is Emerson Elementary located at 4660 Ottawa Avenue approximately 0.5 miles southeast of the site. Lincoln High School located at 4341 Victoria Avenue, approximately 0.37 miles northwest of the site.</p> <p>The City of Riverside provides library and related cultural services to its residents through the Public Library System. The nearest library is the SPC Jesus Duran Eastside Library located at 4033 Chicago Avenue approximately 0.68 miles northeast of the site.</p> <p>The project is comprised of 95 apartment units for income qualifying seniors. No school age children will live on the property; thus, the project would have no effect on demand for school services. However, the project would be subject to the payment of impact fees used to fund the expansion of school infrastructure needed to address future capacity constraints.</p> <p>With respect to library services, it is possible that residents may visit the library; however, the addition of approximately 95 new residents to the neighborhood would not exceed the service population to the extent that new library facilities are required. As noted, it is assumed the residents currently live in Riverside; thus, demand for library services would not change with the project.</p> <p><i>Source List: [a, c, q]</i></p>
Commercial Facilities	2	<p>The proposed project would not provide commercial services or uses. The need for goods and services required by the new residents would be met by existing businesses within the area. No adverse impact to commercial facilities would occur as a result of the project.</p> <p><i>Source List: [a, c]</i></p>
Health Care and Social Services	1	<p>The proposed project would provide new residential units to serve 95 income qualifying seniors. It is assumed the residents are currently residing in the Riverside area. The project would not increase the general population to the</p>

		<p>degree that expanded health care services would be required. Riverside Community Hospital is located approximately 1.2 miles northwest of the site. These and other medical facilities are accessible by transit and available to serve project residents. No adverse impacts related to health care are anticipated.</p> <p><i>Source List: [a, c]</i></p>
Solid Waste Disposal / Recycling	2	<p>Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste.</p> <p>The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 70%. AB 341 (2015) increased the recycling goal to 75%. CDW associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill. It is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste.</p> <p>Solid waste generated in the City of Riverside is collected by Burrtec, Inc. and disposed of in county landfills. The nearest landfill is Badlands Landfill located in Moreno Valley, California. However, it is at or nearing capacity with closure expected by 2022. Thus, solid waste generated by the proposed project would likely be disposed of at the Lamb Canyon landfill located south of Beaumont, CA east of Riverside. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. The addition of two new residences would not adversely impact solid waste and collection and disposal within the City of Riverside.</p> <p><i>Source List: [a, f, r]</i></p>
Waste Water / Sanitary Sewers	2	<p>The proposed project would utilize existing sewer connections. Sewer requirements for incoming development projects are administered by the City Riverside Water District and City of Riverside Sewer</p>

		<p>Department. Sewer trunk lines are continually monitored in the field to determine remaining capacity. The Engineering Division plans its capital improvement projects several years prior to pipelines actually reaching capacity.</p> <p>The project site is located in an urbanized area that is connected to existing infrastructure. The project would connect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to issuance of building permits, waste water impact and connection fees would be paid to the City to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur.</p> <p><i>Source List: [a, s]</i></p>
Water Supply	2	<p>The proposed project would utilize existing water connections provided by the City of Riverside. The water system services existing residential development within the project area; thus, it is expected that the project would install new laterals to serve the new buildings. The project is expected to consume approximately 21,917 gpd of potable water for domestic use assuming an annual demand of 8 million gallons (CalEEMod 2020). The addition of 95 new apartment units would not exceed projected demand for water anticipated in the 2015 Urban Water Management Plan. Further, the project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project.</p> <p><i>Source List: [a, s, f, w]</i></p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The City of Riverside Fire Department provides fire protection, paramedic and emergency medical technician services to the project site. Station Number 1 located at 3401 University Avenue approximately one mile northwest of the project site.</p> <p>Law enforcement services are provided by the City of Riverside Police Department. The Police Department Field Operations Division is headquartered at the Lincoln Station which is located at 8181 Lincoln Avenue. The Field Operations Division is the largest division of the Police</p>

		<p>Department and provides first response to all emergencies, performs preliminary investigations, and provides basic patrol services to the City of Riverside. The project site is located in the East Policing Center which operates from the 8181 Lincoln Avenue facility, approximately 4.5 miles southwest of the project site.</p> <p>The proposed project would increase demand for fire and police protection services; however, not to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. The project would be subject to the payment of impact fees used to fund the expansion of fire/police services to meet demand. No adverse impacts related to fire/police services would occur.</p> <p><i>Source List: [t, u]</i></p>
Parks, Open Space and Recreation	2	<p>The project would not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct common and outdoor areas per Chapter 19.100.070 of the Riverside Municipal Code which would provide some recreational benefit. Dario Vasquez Park is located adjacent to the northwest corner of the site. Bordwell Park is located approximately 0.2 miles southeast of the site. The project would be subject to the payment of impact fees used to fund the expansion of recreational infrastructure needed to address future demand for park services. Demand for use of this park is not expected to be adversely affected by construction of the proposed project.</p> <p><i>Source List: [a]</i></p>
Transportation and Accessibility	2	<p>Project construction and material staging would occur on the project site. During construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site. The site would accommodate 95 apartment units for income qualifying seniors. Assuming 6 daily trips per unit, the project would generate approximately 570 trips each day. Per the City of Riverside Traffic Impact Analysis Preparation Guide, multifamily residential projects of 75 units or less are exempt from preparation of the traffic impact study. However, the</p>

		<p>project was determined to be exempt from California Environmental Quality Act (CEQA) and related traffic study requirements. No adverse traffic impacts associated with the project were identified by the City of Riverside.</p> <p><i>Source List: [a, c, v]</i></p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The proposed project site is located within a heavily urbanized area in western Riverside. The project site is a vacant, disturbed lot. There are no unique natural features or water resources occurring on the project site.</p> <p><i>Source List: [a, h]</i></p>
Vegetation, Wildlife	2	<p>The project area is heavily urbanized. There are no sensitive plants or animal species, habitats, or wildlife migration corridors in the area, or on-site. The only plant species are ruderal and ornamental shrubs. The only wildlife species observed are common birds.</p> <p><i>Source List: [a, h]</i></p>
Other Factors	2	<p>There are no other factors applicable to the proposed project.</p>

Additional Studies Performed: The following additional studies were performed:

Field Inspection (Date and completed by): A field inspection was performed by Birdseye Planning Group staff on September 29, 2020.

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

- a. Site observations, September 2020.
- b. Riverside County Airport Land Use Compatibility Plan Policy Document Figure FL-1 (Adopted March 2004)
- c. DE Architects, Inc., Architectural Design Package
- d. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06073C0726G, August 28, 2008

- e. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2340 14th Street Project, September 2020
- f. California Emission Estimator Model, 2016.3.2.
- g. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml
- h. United States Fish & Wildlife Service, Wetlands Mapper, accessed September 2020 <https://www.fws.gov/wetlands/data/mapper.HTML>
- i. California Department of Conservation, California Important Farmland Finder. Available at <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed online September 2020.
- j. Bolt, Beranek & Newman, Noise Control for Buildings and Manufacturing Plants, 1987.
- k. Institute of Transportation Engineers (ITE) Trip Generation 10th Edition, October 2017.
- l. US Environmental Protection Agency, Sole Source Aquifer website accessed September 2020 <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>
- m. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online September 2020.
- n. City of Riverside Municipal Code, Chapter 19, Zoning.
- o. City of Riverside General Plan 2015 Environmental Impact Report, November 2007.
- p. City of Riverside Storm Water Program website accessed September 2020 <https://www.sandiego.gov/tsw/programs/flood>
- q. Riverside Unified School District Developer Fees Justification Report for New Residential, Commercial/Industrial Development (March 2012)
- r. Riverside County Department of Waste Resources, Lamb Canyon Landfill Information, website <http://www.rcwaste.org/landfill/lambcanyon>, accessed September 2020.
- s. City of Riverside Public Utilities Department, website <https://www.riversideca.gov/utilities/> accessed September 2020.
- t. City of Riverside Fire Department website <https://www.riversideca.gov/fire> accessed September 2020

- u. City of Riverside Police Department website <https://www.riversideca.gov/rpd> accessed September 2020
- v. City of Riverside Traffic Impact Analysis Preparation Guide Exhibit A (December 2017)
- w. City of Riverside, Urban Water Management Plan, Riverside Public Utilities Water Division, June 2016
- x. Anderson Environmental, Inc., Phase I Environmental Assessment, 2340 14th Street, Riverside, CA, July 2015.
- y. Housing and Urban Development DNL Calculator, September 2020
- z. Anderson Environmental, Inc., Cultural Resources Report, 2340 14th Street, Riverside, CA, November 2015.

List of Permits Obtained: The following permits and/or discretionary actions will be obtained by the project applicant:

- Conditional Use Permit/Site Development Permit – City of Riverside
- Residential grading and building permits – City of Riverside

Public Outreach [24 CFR 50.23 & 58.43]: No outreach has been completed at this time.

Cumulative Impact Analysis [24 CFR 58.32]: The proposed project is the construction of 95 apartment units for income qualifying seniors. The project would be constructed in an existing neighborhood dominated by single-family and institutional uses. No cumulative impacts that are different from or greater than what is evaluated herein would occur as a result of the project.

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

Offsite Alternative: Consideration of an offsite alternative is not warranted because no significant impacts that cannot be avoided were identified.

Reduced Project: Reducing the size of the proposed project would incrementally reduce impacts across a range of issue areas such as air quality, water supply and wastewater. However, the proposed project's impacts would not be significant in these areas so reducing the project size is not warranted. The density proposed is less than allowed per City of Riverside approvals; however, the density proposed would ensure highest and best use of the site.

Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

No Action Alternative [24 CFR 58.40(e)]: If the proposed project was not implemented, the site would remain vacant. It is not known if or when another development would be proposed on the site. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

Summary of Findings and Conclusions: The City of Riverside is proposing to authorize construction of 95 apartment units on a vacant site located at 2340 14th Street in the City of Riverside. The project consists of three, 4-story buildings. A total of 95 multifamily units, each approximately 525 to 811 square feet in size would be provided. The total site area is 140,263 square feet (3.22 acres).

The project site is generally flat and is not subject to unusual geological hazards. The southwestern portion of the project site is located within Flood Zone AE; and thus, is within a special flood hazard area. An 8-step process has been conducted as part of the environmental review to document methods for ensuring the project is located outside the floodway. No significant air quality impacts would occur.

No historic or archaeological resources are known to be present onsite. The proposed project exterior would not be exposed to noise levels that exceed City of Riverside standards. Interior noise standards would be met. The project would not change the existing noise environment.

The project would not adversely affect public services. The proposed project would not result in adverse effects on water or energy or generate the need for new or expanded water, wastewater, or solid waste facilities. The proposed project would increase the intensity of the use on-site; however, the City of Riverside determined that a traffic study was not required for the project. Thus, no adverse traffic impacts are anticipated. The project would conform to applicable Federal, State, and regional regulations affecting air emission, water quality, cultural resources, geologic hazards and related environmental resources addressed herein.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

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

Law, Authority, or Factor	Mitigation Measures and Conditions
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No mitigation measures are required.

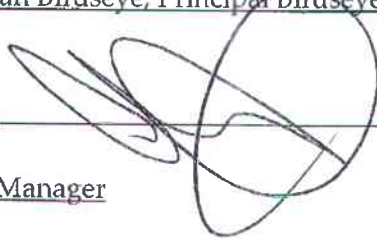
Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 10/26/2020

Name/Title/Organization: Ryan Birdseye, Principal Birdseye Planning Group

Certifying Officer Signature:  Date: 10/27/20

Name/Title: Al Zelinka, City Manager

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

PUBLIC NOTICE

January 11, 2021

Housing, Homelessness Prevention and Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504
(760) 863-2825 Nicole Sanchez

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about January 26, 2021, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME: Oasis Senior Villas

PURPOSE: The project activity includes the allocation of 68 PBVs to be utilized by A Community of Friends, a non-profit public benefit corporation, to serve as a rental subsidy for Oasis Senior Villas. Oasis Senior Villas will consist of the construction of a 95-unit apartment complex that will provide permanent supportive housing. The 68 PBVs will be comprised of 46 PBVs and 22 Veterans Affairs Supportive Housing Vouchers. The proposed project will consist of 60 one-bedroom units and 35 two-bedroom units. The one-bedroom units are approximately 525 square feet and the two-bedroom units are approximately 811 square feet. The apartment units will be rented to low- income seniors and will provided permanent supportive housing for seniors and senior Veterans facing homelessness.

LOCATION: The project site consists of an approximately three-acre vacant triangular parcel of land bounded by 14th Street, Georgia Street, and Eucalyptus Street within an urbanized area in the City of Riverside. The parcel is identified as Assessor Parcel Number 221-132-020.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County

of Riverside at 44-199 Monroe Street, Suite B, Indio, California 92201. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Nicole Sanchez at 44-199 Monroe Street, Suite B or email comments to NiSanchez@Rivco.org. All comments received at the address specified above **on or before January 26, 2021** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, Homelessness Prevention and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- c. the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: (1) Office of Public Housing at HUDLOSANGELESOPH@hud.gov, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.