

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



ITEM: 3.14
(ID # 23726)

MEETING DATE:

FROM : HOUSING AND WORKFORCE SOLUTIONS:

Tuesday, January 30, 2024

SUBJECT: HOUSING & WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Mulberry Gardens Apartments, 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. Find, in its independent judgment and analysis as a Responsible Entity (RE) under National Environmental Policy Act (NEPA) in issuing certain limited approvals, after review and consideration the information in the previously adopted Environmental Assessment and Finding of No Significant Impact and associated documents by the City of Riverside, as lead agency, on June 28, 2023 for Mulberry Gardens Apartments Project, a two-phase affordable housing apartment community for qualified low-income households (Proposed Project), that as to those potential environmental impacts within the County's powers and authorities as responsible agency for 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;

Continued on Page 2

ACTION:Policy

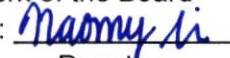

Heidi Marshall, Director 1/16/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 Gutierrez
Nays: None
Absent: None
Date: January 30, 2024
xc: HWS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt the City of Riverside Environmental Assessment and Finding of No Significant Impact (City EA and FONSI) for the Proposed Project approved on June 28, 2023;
3. Find that the original findings in the City EA and FONSI 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 not in the original findings;
4. Adopt the attached County of Riverside's Environmental Assessment and Finding of No Significant Impact (County EA and 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 HCVP Project Based Vouchers for the Proposed Project;
6. Authorize the Chair of the Board of Supervisors to execute the attached County EA and FONSI on behalf of the County;
7. Authorize the Chair of the Board of Supervisors to execute the RROF to be filed with the United States Department of Housing and Urban Development (HUD); and
8. Authorize the Director of HWS, 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: 100% Housing Choice Voucher Program Project Based Vouchers			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Eden Housing, Inc (Developer), a California nonprofit public benefit corporation and an affordable housing developer, was awarded a total of fifty-one (51) Housing Choice Voucher

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Program (HCVP) Project-Based Vouchers (PBVs) through a competitive Request for Proposals released by the Housing Authority of the County of Riverside (HACR) on June 2, 2023, for the development of Mulberry Gardens Apartments, a two-phase affordable housing apartment community for qualified low-income households (Proposed Project). The Proposed Project will be located on approximately 4.07 acres of land located on 2524 Mulberry Street, Riverside, CA 92501, in the City of Riverside, Riverside County, California, identified as Assessor Parcel Numbers 209-130-003 (Property).

	PBVs	Unit Type
Phase I (Mulberry Gardens Senior Apartments)	14	14 one-bedroom units
Phase II (Mulberry Gardens Family Apartments)	37	17 one-bedroom units, 10 two-bedroom units, and 10 three-bedroom units
	51	Total Assisted Units

The Proposed Project will consist of a total of 209-units within three four-story buildings. Phase I will consist of one four-story building comprised of 59 units: 58 one-bedroom units and 1 two-bedroom manager's unit for qualifying low-income seniors. Phase II will consist of two four-story building comprised 150 units: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units for qualified low-income households.

The PBVs will serve as a rental subsidy for both phases. Referrals for Phase I Mulberry Gardens Senior Apartments will come from the County of Riverside's Coordinated Entry System with seniors who are experiencing homelessness or at risk of homelessness. A HACR managed HCVP waiting list for the will be created for Mulberry Gardens Family Apartments and referrals for Phase 1 will be created for Mulberry Gardens Family Apartments. Eden Housing Resident Services, Inc. (EHRSI) will provide services at the Proposed Project. Through EHRSI, the Developer links well-built and carefully managed housing with resources that support residents in their daily lives. EHRSI's Resident Services staff will work with residents one on one and in group settings and coordinate educational, financial literacy, wellness, and community-building activities.

NEPA Review

The environmental effects of activities carried out with federal funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (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 and Workforce Solutions Department (HWS), is the responsible entity (RE) for purposes of the subject NEPA review.

On June 28, 2023, the City of Riverside adopted and approved its Environmental Assessment and Finding of No Significant Impact (City EA and FONSI) on the environment required for its contribution of Home Investment Partnership Act (HOME) funds pursuant to NEPA process and

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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procedures as set forth in 24 CFR Sections 58.5 and 58.6. HWS reviewed the City EA and FONSI for the Proposed Project 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 HWS has prepared the County's Environmental Assessment and Finding of No Significant Impact (County EA and FONSI) for the Proposed Project that incorporates the original findings made in the City EA and FONSI.

HUD also requires that the County complete and execute the attached Requests for Release of Funds and Certification (RROF) when requesting the release of Housing Choice Voucher Program Project Based Vouchers that are subject to the HUD environmental review process.

Public Notice of the County EA and FONSI and RROF was published on January 15, 2024, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Requests for Release of Funds.

Impact on Residents and Businesses

Mulberry Gardens Apartments 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.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with Housing Choice Voucher Program Project Based Vouchers.

Attachments:

- County of Riverside Environmental Assessment and Finding of No Significant Impact
- Public Notice
- Request for Release of Funds – PBVs
- City of Riverside Environmental Assessment and Finding of No Significant Impact


Erianria Lontajo, Principal Management Analyst

1/23/2024


Aaron Gettis, Deputy County Counsel

1/17/2024

Request for Release of Funds and Certification

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

CLERK'S COPY

OMB No. 2506-0087
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

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 and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Annjanette Aguilar. 760-863-2541	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Public and Indian Housing 300 N. Los Angeles Street, Suite 4054		

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) HUD-Project Based Vouchers /Mulberry Gardens Apartments	10. Location (Street address, city, county, State) 2524 Mulberry St, Riverside, CA 92501
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11. Program Activity/Project Description

The project includes the allocation of 51 Project Based Vouchers by Eden Housing, Inc, a California nonprofit public benefit corporation to construct the two phases of Mulberry Gardens Apartments, a 209-unit affordable housing project for extremely low to low-income families and seniors. Phase I, Mulberry Gardens Senior Apartments, was awarded fourteen (14) Project Based Vouchers. Phase I, will be comprised of fifty-nine (59) units: fifty-eight (58) one-bedroom units and one (1) two-bedroom manager's unit. Phase II, Mulberry Gardens Family Apartments, was awarded thirty-seven (37) Project Based Vouchers. Phase II will be comprised of one hundred and fifty (159) units: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. The apartment units will be rented to extremely low to low-income families and seniors, restricted to incomes at or below 50% of the area median income for the County of Riverside.

In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include \$17,586,023 in a construction loan LOI from Chase Bank, \$493,000 in a Tranche A permanent loan LOI from Chase Bank, \$4,392,000 in a Tranche B permanent loan LOI from Chase Bank, \$1,770,000 from an appraisal commissioned by the State, \$381,640 waived from the City of Riverside Department of Public Works for Transportation Uniform Mitigation Fees, \$1,000,000 in HOME Funds from the City of Riverside, \$5,964,460 from State Local Government Matching Grant (LGMG), \$16,451,271 from Limited Partner Equity, and \$100 from General Partner Equity.

JAN 30 2024

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

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

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chair, Riverside County Board of Supervisors
CHUCK WASHINGTON

Date signed

January 30, 2024

Address of Certifying Officer

TEST: JIMBERLY A. RECTOR, Clerk

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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: PAULA S. SALCIDO DATE 1/16/2024

form HUD-7015.15 (1/99)

JAN 30 2024

3.14



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: Mulberry Gardens Apartments

Preparer: Annjanette Aguilar, Development Specialist

Responsible Entity: County of Riverside

Month/Year: December 1, 2023

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: Mulberry Gardens Apartments

Project Location: 2524 Mulberry Street, Riverside, CA 92501, in the City of Riverside, Riverside County, California, identified as Assessor Parcel Numbers 209-130-003 and unassigned

Estimated total project cost: \$37,867,644

Grant Recipient: Eden Housing
[24 CFR 58.2(a)(5)]

Recipient Address: 600 West Broadway, Suite 700 San Diego, CA 92101
Project Representative: Tamar Saunders, Senior Project Developer

Telephone Number: Phone: 510-247-8183
Email: Tamar.Saunders@edenhousing.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 June 28, 2023. 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)]

X **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: Annjanette Aguilar **Date:** 1/9/2024
Name/Title/Agency: Annjanette Aguilar, Development Specialist

RE Approving Official Signature: Chuck Washington **Date:** 1/30/2024
Name/Title/ Agency: Chair, Riverside County Board of Supervisors
CHUCK WASHINGTON

ATTEST:
KIMBERLY A. RECTOR, Clerk

By Nancy Li
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Paula S. Salcido 1/16/2024
PAULA S. SALCIDO **DATE**

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

The purpose of the proposed Project is to provide affordable housing for extremely low- to low-income family and senior households earning below 80% of the Area Median Income.

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 Mulberry Gardens Apartments project is an affordable housing project will be constructed on the site in two phases.

Phase I will consist of affordable senior housing in a four-story building. A total of 59 units will be constructed: 58 one-bedroom units and one two-bedroom unit for an onsite manager. Phase II will construct two four-story buildings containing 150 units of family housing: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. Both buildings will be rectangular in shape; the family housing building will contain two interior courtyards; a paseo will separate the buildings and also contain a small park. The project will construct a surface parking lot with 210 spaces: 60 for senior housing and 150 for the family housing portion. A total of 21 stalls will be Electric Vehicle Charging (EVC) stations.

Offsite improvements include curb, gutter and sidewalk reconstructions along two streets: Holding Street and Mulberry Street; and includes infrastructure upgrades required to support the project. Onsite amenities include leasing, management and supportive services offices; community rooms, computer rooms and laundry facilities.

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 4.07 acres in size and is located at 2524 Mulberry Street in the City of Riverside. The site is located on the east side of Mulberry Street. Holding Street is located to the north; Poplar Street is located to the south. The neighborhood is comprised of a mixture of residential and commercial development. The site is developed with a CalFire operations facility and related improvements. All existing development would be removed to accommodate the project.

The site is bordered by the following uses:

North: Commercial

South: Commercial

West: Single and multi-family residential

East: SR 91 freeway corridor



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: Mulberry Gardens Affordable Housing

Responsible Entity: City of Riverside

Grant Recipient (if different than Responsible Entity):
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: Mike Futrell, City Manager

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

Consultant (if applicable): Ryan Birdseye, Principal
Birdseye Planning Group, LLC
P.O. Box 1956, CA 92085
760-712-2199

Direct Comments to: Andrea Robles
Housing Project Manager
City of Riverside Housing Authority
3900 Main Street 3rd Floor
Riverside, CA 92522

COB
Backup

Project Location: 2524 Mulberry Street in the City of Riverside. The site is 4.07 acres and is comprised of two adjacent parcels owned by the State of California Department of General Services (Assessor's Parcel Numbers 209-130-003 and unassigned). The site is zoned Business and Manufacturing Park (BMP) (Figure 1).

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: Eden Housing proposes to develop the Mulberry Gardens Apartments project on a 4.07-acre site with address 2524 Mulberry Street, Riverside, Riverside County, California 92501 and comprised of two adjacent parcels (APN 209-130-003 and APN unassigned). The site is developed with existing buildings used by the California Department of Forestry and Fire Protection (CalFire) as an operations facility. Existing improvements will be demolished and a new, affordable housing project will be constructed on the site in two phases.

Phase I will consist of affordable senior housing in a four-story building. A total of 59 units will be constructed: 58 one-bedroom units and one two-bedroom unit for an onsite manager. Phase II will construct two four-story buildings containing 150 units of family housing: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. Both buildings will be rectangular in shape; the family housing building will contain two interior courtyards; a paseo will separate the buildings and also contain a small park. The project will construct a surface parking lot with 210 spaces: 60 for senior housing and 150 for the family housing portion. A total of 21 stalls will be Electric Vehicle Charging (EVC) stations.

Offsite improvements include curb, gutter and sidewalk reconstructions along two streets: Holding Street and Mulberry Street; and includes infrastructure upgrades required to support the project. Onsite amenities include leasing, management and supportive services offices; community rooms, computer rooms and laundry facilities.

The project is affordable to low-income seniors and extremely low-income and low-income households. The project has been awarded a total of \$4,154,171.70 in federal funding including \$1,157,717.70 in HOME Investment Partnerships Act (HOME) and \$3,000,000 in HOME American Rescue Plan (HOME-ARP) funds from U.S. Housing and Urban Development, as administered by the City of Riverside. Thus, the project will in part be constructed using federal funding from the HOME Investment Partnership Act Program (HOME); and thus, it 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 affordable single-family residential housing for income qualifying seniors, individuals and families.

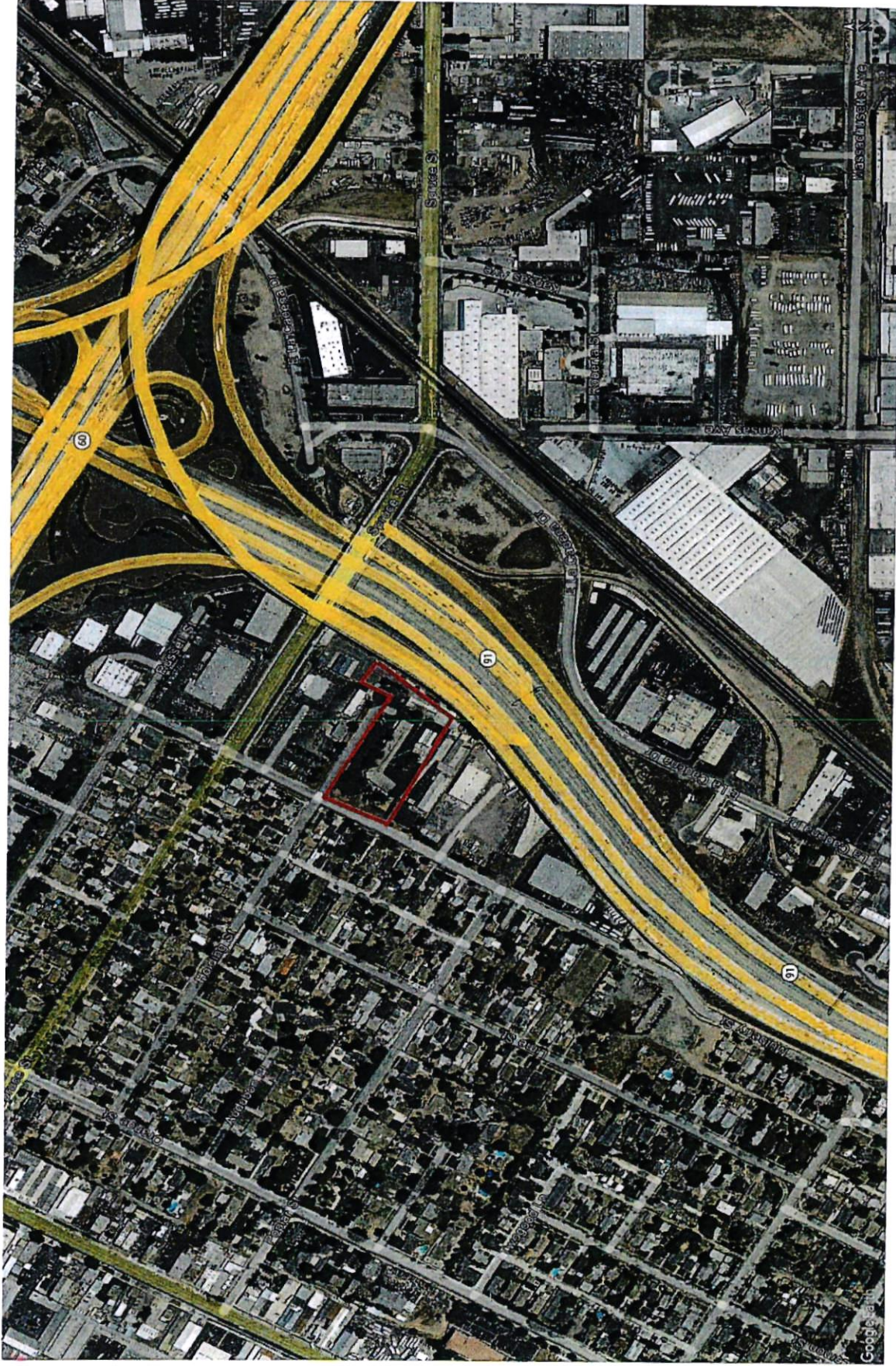


Figure 1—Vicinity Map  - Project Site

Existing Conditions and Trends [24 CFR 58.40(a)]: The site is approximately 4.07 acres in size and is located at 2524 Mulberry Street in the City of Riverside. The site is located on the east side of Mulberry Street. Holding Street is located to the north; Poplar Street is located to the south. The neighborhood is comprised of a mixture of residential and commercial development. The site is developed with a CalFire operations facility and related improvements. All existing development would be removed to accommodate the project (Figure 2).

The site is bordered by the following uses:

North: Commercial

South: Commercial

West: Single and multi-family residential

East: SR 91 freeway corridor

Funding Information

Grant Number	HUD Program	Funding Amount
	HOME Investment Partnerships Act Program - ARP FY 2022/23.	-HOME-ARP \$3,000,000
	HOME Investment Partnerships Act Program - FY 21/22	HUD (HOME) - \$1,154,171.70

Estimated Total HUD Funded Amount: \$4,154,171.70

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

Phase I - \$32,000,000

Phase II - \$77,000,000

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

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

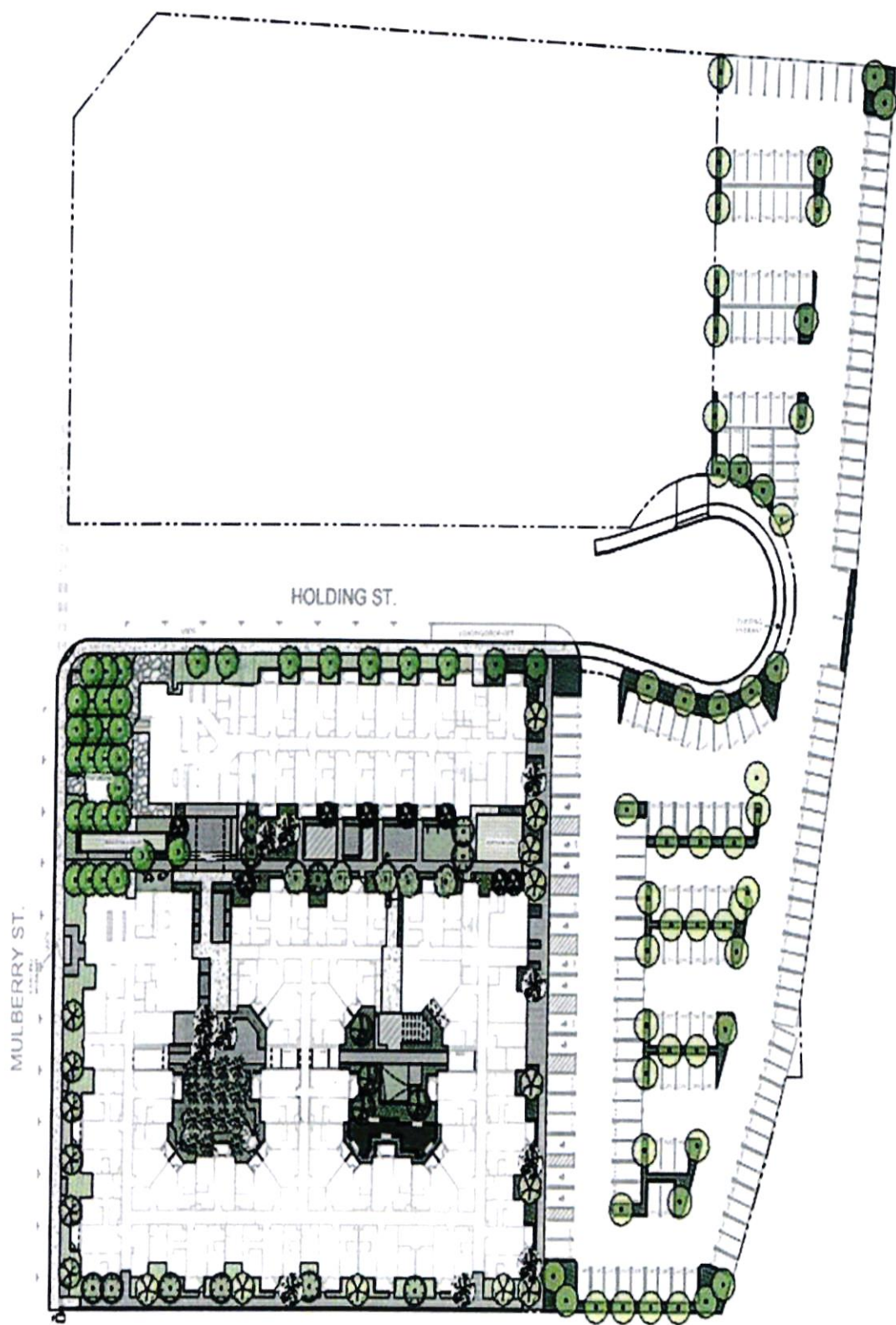


Figure 2—Site Plan

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
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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 Flabob Airport is the closest airport and is located approximately 2.3 miles west of the site. March Reserve Air Base is located approximately 8 miles southeast of the site. The project site is outside the Flabob Airport Influence Area as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). <i>Source List: [b]</i>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No coastal barrier resources under the protection of the Coastal Barrier Resource Act occur in California. The Coastal Barrier Resources Act does not apply. <i>Source List: [a]</i>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located in Zone X per the Flood Insurance Rate Map Panel 06065C0726G, August 28, 2008. Flood Zone X is defined as areas outside the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated. <i>Source List: [c]</i>

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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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 (PM ₁₀) standards.
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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 2020.4.0 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	20.6	75
NOx	27.2	100
CO	26.0	550
PM10	10.2	150
PM2.5	5.7	55

ROG – Reactive Organic Gases

Nox – 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 household. Emissions were projected using CalEEMod 2020.4.0 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	8.5	55
NOx	5.3	55
CO	50.6	550
PM10	8.4	150
PM2.5	2.4	55
SOx	0.08	150

SOx – Sulfur Oxides

Health Risk Assessment. Because of the proximity of the site to State Route 91 and an operating railroad corridor, a health risk assessment (HRA) was prepared for the proposed project. Based on the results of the HRA, without mitigation, the cancer risk for project residents would be approximately 26.15 in one million which would exceed the SCAQMD threshold of 10 per million. To reduce the cancer risk to less than 10 per million, the project would be required to install MERV 13 filtration as part of the heating ventilation and air conditioning (HVAC) system. In addition, windows and doors would be weatherproofed, installation of passive electrostatic filtration systems and adoption of a maintenance plan for the HVAC and air filtration systems. With implementation of these measures, the cancer risk from operation of SR 91 would be reduced to 9.63 per million which would be less than the SCAQMD threshold. While not required to reduce cancer risk from the operation of Spruce Street and the nearby railroad corridor, installation of MERV 13 filtration would reduce cancer risk from operation of Spruce Street from 0.23 per million to 0.10 per million and from 6.95 to 2.0 from railroad operation. With mitigation, health risk associated with operation of SR 91 would be **less than significant**.

Source: [d, e]

Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	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. <i>Source List: [a]</i>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>A Phase I Environmental Site Assessment (ESA) was prepared for the project site by Avocet Environmental, Inc., (February 2023). One Recognized Environmental Conditions (RECs) was identified on the project site. The Phase I findings and recommendations are summarized below:</p> <p>The approximately 4.27-acre site occupies Assessor's Parcel Number 209-130-003 and is located northeast of downtown Riverside, immediately adjacent to the Riverside (91) Freeway and southwest of the Pomona (60) Freeway interchange. The original Division of Forestry facility was built in or around 1955 on part of a larger citrus orchard. The original facility had five buildings: an office/administrative building, an equipment storage building, an apparatus storage building; and an auto shop, arranged around a central yard with a gas and oil structure in the center.</p> <p>The gas and oil structure is believed to have been associated with motor vehicle fuel storage and dispensing. The administrative building and the auto shop are still present at the site. The equipment and apparatus storage buildings also are present but have been substantially remodeled to serve as office-type buildings, specifically as the former CAL FIRE Operations Coordination Center (OCC) and media/fitness/telecom buildings, respectively. A concrete block building where the original gas and oil structure was located now houses a backup electrical generator, but it is not thought to be the original structure. Additional buildings were added to the original facility over the years, notably including the former Multiple Agency Coordination (MAC) building, a machine shop, and an electrical/carpentry shop. However, improvements</p>

to the adjoining 90 Freeway and the 60 Freeway interchange in or shortly before 2006 encroached into the original CAL FIRE property, necessitating demolition of the electrical/carpentry shop. To compensate for the loss of space and the electrical/carpentry shop, the southeastern end of the property across Holding Street to the north was annexed to the CAL FIRE property. Additional buildings on the annexed, northern part of the site include a replacement shop building, the former Construction and Engineering building, and a former small paint storage building.

Based on the site's history, an investigation of the possible presence of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and Title 22 metals in the vadose zone was conducted in October 2020 via the collection and analysis of soil matrix samples from 11 borings at depths ranging from 2 to 30 feet below ground surface (bgs), with nested soil vapor probes installed at 5 and 15 feet bgs in 9 of these borings. Based on the results of the vadose zone investigation, the impact of site operations, including those related to vehicle refueling and maintenance, on the subsurface appears to have been minimal, and no additional soil investigation is warranted or recommended. However, based on the investigation, one Recognized Environmental Condition was identified as follows:

VOCs in Soil Vapor. Soil vapor sampling detected tetrachloroethylene (PCE) in several borings at concentrations that exceed the SFBRWQCB residential Environmental Screening Levels (ESL). Several other Volatile Organic Compounds (VOCs) were also detected in soil vapor, though in fewer samples and at significantly lower concentrations, which were below applicable screening levels. Based on the results of the investigation, a vapor intrusion condition (VIC) may be present at the site. However, the source(s) of the VOCs in soil vapor is unclear

		<p>and may be related to an offsite source, such as the Southern California Rapid Transit District (SCRTD) site to the north. As such, a vapor encroachment condition (VEC) may also be present at the subject site. Considering the non-<i>de minimis</i> results of the Phase II investigation, VOCs in soil vapor is considered a REC. To address the potential impact related to soil vapor intrusion, mitigation measures are recommended:</p> <p>To address the potential for asbestos containing material in the existing structures, prior to demolition, the Phase I recommended the following mitigation:</p> <p>With mitigation, 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: [f, y]</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 comprised of two disturbed parcels. Vegetation consists of ruderal species, ornamental trees/shrubs and turf grass.</p> <p>The project would replace existing disturbed areas and ornamental landscaping with 209 apartment units 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: [g]</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 209-unit residential project designed to provide affordable housing for income qualifying tenants. 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</p>

		<p>contain facilities or sites containing hazardous materials or that are affected by a known release of hazards or hazardous materials. No known potential for exposure to significant hazards from the site or surrounding properties was identified. No mitigation measures are required.</p> <p><i>Source List: [a, f, y]</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: [h]</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 site is located in Zone X per the Flood Insurance Rate Map Panel 06065C0726G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988.</p> <p><i>Source List: [c]</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>Historic Resources. A historic building evaluation was performed for the project site by PaleoWest, LLC as part of the Phase I Cultural Resource Report (June 2023).</p> <p>PaleoWest conducted a pedestrian survey of the proposed Project Area of Potential Effect (APE) on May 4, 2023. The survey found that the Project APE is fully developed with multiple buildings and associated landscaping. One built-environment resource, a complex of buildings constructed in 1955 that were the headquarters of Cal Fire, was identified and documented during the field work effort. The historic period building complex was evaluated for listing in the National Register of Historic Places (NRHP) and recommended</p>

		<p>ineligible. No prehistoric resources were identified during field work. The limited exposed sediments throughout the APE are all associated with landscaped areas and do not appear to represent undisturbed or natural soils. The extant data indicate that the APE appears to have a relatively low potential for containing intact buried archaeological deposits.</p> <p>Based on these findings, it is recommended that a finding of no historic properties affected under Section 106 of NHPA be made for the proposed project.</p> <p><i>Source List: [a, x]</i></p>												
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Construction</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-weighted decibels (dBA) at a distance of 25 feet (EPA, 2010).</p> <p>Typical Noise Levels at Construction Sites</p> <table border="1" data-bbox="852 1108 1360 1480"> <thead> <tr> <th>Construction Phase</th> <th>Average Noise Level at 25 Feet</th> </tr> </thead> <tbody> <tr> <td>Clearing</td> <td>84 dBA</td> </tr> <tr> <td>Excavation</td> <td>85 dBA</td> </tr> <tr> <td>Foundation/Conditioning</td> <td>85 dBA</td> </tr> <tr> <td>Laying Sub-base/Paving</td> <td>81 dBA</td> </tr> <tr> <td>Finishing</td> <td>84 dBA</td> </tr> </tbody> </table> <p>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.</p>	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
Construction Phase	Average Noise Level at 25 Feet													
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Excavation	85 dBA													
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Laying Sub-base/Paving	81 dBA													
Finishing	84 dBA													

		<p>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.</p> <p>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.</p> <p>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 and southwest of the site. While construction noise would be audible at the property boundary, compliance with the City's noise ordinance would avoid adverse impacts related to construction noise.</p> <p><i>Operation</i></p> <p>An exterior façade analysis was prepared for the proposed project (dBF & Associates, October 2022). In summary, future exterior roadway noise levels at the proposed buildings would range from below 60 dBA Ldn at the east façade to approximately 78 dBA Ldn at the west façades. Future exterior noise levels at all required outdoor spaces in the project would be 65 dBA Ldn or below, and would be considered Normally Acceptable by the City of Riverside and "acceptable" by HUD. Because future exterior noise levels would exceed 60 dBA Ldn at some project building façades (primarily those facing SR 91), interior noise levels in occupied residential areas could exceed the Riverside Municipal Code Section 16.08.175, California Building Code Section 1206.4, and HUD limit of 45 dBA Ldn.</p>
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		<p>To avoid a potential land use impact, as mitigation, an interior noise analysis shall be performed and approved by the City's Building Inspection Department upon application for a building permit. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to ensure interior noise levels do not exceed 45 dBA Ldn in habitable residential rooms. Measures may include upgrading windows and/or doors with Sound Transmission Classification (STC) ratings to 35 or higher. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.</p> <p>Given the existing ambient condition, project trips on Mulberry Street are not expected to cause an increase in ambient noise conditions. However, because existing noise levels exceed the 65-dBA Ldn exterior standard, design features incorporated as mitigation are required to ensure the 45 dBA Ldn interior standard is met.</p> <p>The Flabob Airport is the closest airport and is located approximately 2.3 miles west of the site. March Reserve Air Base is located approximately 8 miles southeast of the site. The project site is outside the Flabob Airport Influence Area as defined in the 2004 Riverside County Airport Land Use Compatibility Plan (2004). No noise impacts related to airport operations would occur.</p> <p><i>Source List: [a, b, w]</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. Further, the project improvements would not increase demand for potable water. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.</p>

		<i>Source List: [j]</i>
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	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. <i>Source List: [g]</i>
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The nearest river is the Santa Ana River located approximately 1.3 miles west of the site. Per the National Wild and Scenic River System maps, no segment of the Santa Ana River is designated 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: [k]</i>
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would provide 209 apartment units for income qualifying tenants. The project would be constructed on a developed commercial 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]</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		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site is located in a Business and Manufacturing Park (BMP) zoning district. As stated in the Categorical Exemption documentation prepared for California Environmental Quality Act (CEQA) compliance, the project is consistent with the City of Riverside's General Plan and Zoning use and intensity designations for the project site as defined in a certified Environmental Impact Report (EIR) (State Clearinghouse Number 2021040089) prepared for a General Plan Update and zoning amendments adopted in 2021 in connection with the City's update of its Housing Element.</p> <p>The project would be located in an area of single-family residential to the west and commercial/light industrial uses to the north/south. The project would be consistent with the scale and urban design features within the neighborhood. No impact would occur under this threshold.</p> <p><i>Source List: [a, l, m]</i></p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<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 weakly cemented sandy loam with low to moderate shrink-swell potential. The depth is 24-36 inches. 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 majority of the site is impervious and would remain so with the proposed project. The proposed project would require the preparation of a Water Quality Management Plan (WQMP) to address storm flows. The WQMP would specify 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, n, z]</i></p>
Hazards and Nuisances including Site Safety and Noise	2	<p>Hazards and Nuisances. The proposed project is a residential project designed to provide housing for low income families. It would not require the ongoing use, storage or routine transport of 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 the Phase I Environmental Site Assessment (ESA), One Recognized Environmental Conditions (RECs) was identified on the project site. This would be mitigation with implementation of Mitigation Measures HAZ-1, HAZ-2 and HAZ-3.</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 currently exceed HUD standards and acceptable limits within the City of Riverside Municipal code. The interior noise standard is 45 dBA CNEL. As referenced, in Mitigation Measure NOI-1, an interior acoustical analysis would be prepared at the time of building permit application to identify design requirements to ensure that the 45 dBA interior standard</p>

		would be met. With mitigation, no adverse interior noise impacts would occur with the project. <i>Source List: [a, f, y]</i>
Energy Consumption	2	<p>Neither construction nor operation of the project would require significant amounts of energy. During construction, the proposed project would require the use of electricity, gasoline and diesel fuel 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.</p> <p>The project would be compliant with the California Energy Code, California Building Energy Efficiency Standards (2022) as well as other applicable regulations that pertain to the use of energy efficient design methods and materials. Therefore, no adverse energy consumption impacts would occur.</p> <p><i>Source List: [aa]</i></p>

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, aa]</i></p>
Demographic Character Changes, Displacement	1	<p>The proposed project would develop 209 new apartment units for income qualifying tenants. All construction would be confined to the proposed site. It would not impact adjacent street corridors and all utility improvements would remain as existing. The project area includes single/multi-family and commercial uses. The proposed residential development would be consistent with the City of Riverside Zoning Code. The project would construct new multifamily residences of similar size and scale to</p>

		existing development. It would not adversely affect community character or displace existing residents. <i>Source List: [a, l, aa]</i>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>The public school nearest the site is Fremont Elementary School located at 1925 Orange Street approximately 0.5 miles northwest of the site. John W. North High School located at 1550 3rd Street, approximately one mile southeast of the site. The City of Riverside provides library and related cultural services to its residents through the Public Library System. The nearest library is the Main Library located at 3581 Mission Inn Avenue approximately 0.65 miles south of the site.</p> <p>The project is comprised of 209 multi-family residences of which 50 would be for senior residents and 159 would be family apartments. Using the Riverside Unified School District student generation rate factors, each unit would generate 0.48 elementary, middle and high school student. Assuming 159 family residences, the number of school age children living at the property is conservatively estimated to be 76. 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. However, it is likely that the future residents currently reside in the Riverside Unified School District; thus, the addition of 76 new students would not affect capacity.</p> <p>With respect to library services, it is possible that residents may visit the library; however, the addition of 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, o, aa]</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, aa]</i></p>
Health Care and Social Services	1	<p>The proposed project would provide new residential units to serve income qualifying tenants. It is assumed the residents are currently residing in the Riverside area. The project would not increase the general population to the degree that expanded health care services would be required. Riverside Community Hospital and Loma Linda University Medical Center are located approximately 2 miles southwest and southeast 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, aa]</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 associated with single-family residences.</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</p>

		<p>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 the new units would not adversely impact solid waste and collection and disposal within the City of Riverside.</p> <p><i>Source List: [a, e, p]</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 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 was developed and connected to existing infrastructure. The project would reconnect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to issuance of building permits, wastewater 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, q, aa]</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 buildings. The project is expected to consume approximately 49,315 gpd of potable water for domestic use (CalEEMod 2020.4.0, 2021). This is consistent with demand projections for multifamily residences. The project would require a zone change and General Plan amendment to allow increased density on the site; however, the addition of 209 new apartment residences would not exceed projected demand for water anticipated in the 2020 Urban Water Management Plan. Further, the project is subject to water fees that would be paid by the</p>

		<p>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, e, u, aa]</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 6 located at 1077 Orange Street is approximately 1 mile north 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 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 North Policing Center. The station is located at 10540 Magnolia Avenue, approximately 2 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: [r, s]</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. Fairmount Park is located approximately 1 mile west/northwest and is the closest park to the site. The project would be subject to the payment of impact fees used to fund the expansion of recreational infrastructure needed</p>

		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. <i>Source List: [a, aa]</i>
Transportation and Accessibility	2	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 209 new multifamily residences. Per the City of Riverside Traffic Impact Analysis Preparation Guide, projects that provide 100 percent affordable housing are exempt from preparation of the traffic impact study or vehicle miles traveled (VMT) analysis. These projects would not generate enough daily vehicle trips to warrant evaluation of project-specific traffic impacts. <i>Source List: [t]</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project site is located within a heavily urbanized area north of downtown Riverside. The project site is disturbed. There are no unique natural features or water resources occurring on the project site. <i>Source List: [a, g, aa]</i>
Vegetation, Wildlife	2	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, sparse turf grass and ornamental trees/shrubs. The only wildlife species observed are common birds. <i>Source List: [a, g]</i>
Energy and Climate Change	2	Climate Change. The project site is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. The projects would be designed consistent with City of Riverside landscape standards and include shade

		<p>trees and other amenities intended to minimize the urban heat island effect.</p> <p>Energy. Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations.</p> <p>The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7 7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in affect at time of building permit issuance.</p> <p><i>Source List: [a, aa, bb]</i></p>
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Additional Studies Performed: The following additional studies were performed:

- Air Quality Health Risk Assessment, Illingsworth and Rodkin, Inc., January 2023
- Exterior Noise Analysis, dBF & Associates, Inc., October 2023
- Phase I Cultural Resource Report and Historic Evaluation, PaleoWest, Inc., June 2023
- Phase I Environmental Site Assessment, Avocet Environmental, Inc., February 2023
- Geotechnical Investigation, Leighton and Associates, Inc., June 2022

Field Inspection (Date and completed by): Multiple field inspections have been performed during preparation of technical reports addressing on-site environmental conditions.

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

- a. Site observations, February 2023.
- b. Riverside County Airport Land Use Compatibility Plan Policy Document Figure FL-1 (Adopted March 2004)
- c. Federal Emergency Management Agency, Flood Insurance Rate Map No. 06065C0726G, August 28, 2008
- d. Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, 2524 Mulberry Street Project, February 2023
- e. California Emission Estimator Model, 2020.4.0.
- f. California State Department of Water Resources, Water Resources Control Board, Geotracker website, http://www.waterboards.ca.gov/gama/geotracker_gama.shtml
- g. United States Fish & Wildlife Service, Wetlands Mapper, accessed February 2023 <https://www.fws.gov/wetlands/data/mapper.HTML>
- h. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map. Available at <http://www.conservacion.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Accessed online January 2023.
- i. Institute of Transportation Engineers (ITE) Trip Generation 10th Edition, October 2017.
- j. US Environmental Protection Agency, Sole Source Aquifer website accessed January 2023 <https://www3.epa.gov/region9/water/groundwater/ssa.html>.
- k. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online January 2023.
- l. City of Riverside Municipal Code, Chapter 19, Zoning.
- m. City of Riverside General Plan 2015 Environmental Impact Report, November 2007.
- n. City of Riverside Storm Water Program website accessed January 2023

<https://www.sandiego.gov/tsw/programs/flood>

- o. Riverside Unified School District Fee Justification Report for New Residential, Commercial/Industrial Development (March 2012)
- p. Riverside County Department of Waste Resources, Lamb Canyon Landfill Information, website <http://www.rcwaste.org/landfill/lambcanyon>, accessed January 2023.
- q. City of Riverside Public Utilities Department, website <https://www.riversideca.gov/utilities/> accessed January 2023.
- r. City of Riverside Fire Department website <https://www.riversideca.gov/fire> accessed January 2023
- s. City of Riverside Police Department website <https://www.riversideca.gov/rpd> accessed January 2023
- t. City of Riverside Draft Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (July 2020)
- u. City of Riverside, 2020 Urban Water Management Plan, Riverside Public Utilities Water Division, June 2021
- v. Mulberry Gardens, Air Quality Health Risk Assessment, Illingsworth and Rodkin, Inc., January 2023
- w. Mulberry Gardens, Exterior Noise Analysis, dBF & Associates, Inc., October 2023
- x. Phase I Cultural Resource Report and Historic Evaluation, Mulberry Gardens, PaleoWest, Inc., June 2023
- y. Phase I Environmental Site Assessment, Mulberry Gardens, Avocet Environmental, Inc., February 2023
- z. Geotechnical Investigation for Mulberry Gardens, Leighton and Associates, Inc., June 2022
- aa. Project Plans and Materials, January 2023
- bb. California Energy Code, Title 2022 Building Energy Efficiency Standards, 2022 <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>

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

- Residential grading and building permits – State of California

Public Outreach [24 CFR 50.23 & 58.43]: One virtual design presentation meeting and one meeting related to Affordable Housing and Sustainable Communities (AHSC) projects for pedestrian and bicycle infrastructure and affordable housing improvements was held.

Cumulative Impact Analysis [24 CFR 58.32]: The proposed project is the construction of 209 multifamily apartment units that would provide housing for income qualifying tenants. The project would be located in a BMP zone. The site is owned by the State of California Housing and Community Development and has approved use of the site for affordable housing. The project would be constructed in an existing neighborhood dominated by single/multi-family and commercial uses. The residential use would replace a commercial/light-industrial use that will be demolished as part of the project. 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. Density was maximized to 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 in its current condition. 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: Eden Housing proposes to develop the Mulberry Gardens Apartments project on a 4.07-acre site with address 2524 Mulberry Street, Riverside, Riverside County, California 92501 and comprised of two adjacent parcels (APN 209-130-003 and APN unassigned). The site is developed with an existing building used by the California Department of Forestry and Fire Protection (CalFire) as an operations facility. Existing improvements will be demolished and a new, affordable housing project will be constructed on the site in two phases.

Phase I will consist of affordable senior housing in a four-story building. A total of 59 units will be constructed: 58 one-bedroom units and one two-bedroom unit for an onsite manager. Phase II will construct a three- and four-story building containing 150 units of family housing: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. Both buildings will be rectangular in shape; the family housing building will contain two interior courtyards; a paseo will separate the buildings and also contain a small park. The project will construct a surface parking lot with 210 spaces: 60 for senior housing and 150 for the family housing portion. A total of 21 stalls will be Electric Vehicle Charging (EVC) stations.

The project site is generally flat and is not subject to unusual geological hazards. The project site is located within Flood Zone X; and thus, is not within a special flood hazard area. No adverse impacts associated with a 100-year flood event would occur. No significant air quality impacts would occur.

No historic or archaeological resources are known to be present onsite. The proposed project's northeastern facade would be exposed to noise levels that exceed HUD and City of Riverside standards. An interior noise analysis is required at the time of building permit application per Mitigation Measure NOI-1 to ensure that interior standards are 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, no traffic study is required and because it is an affordable housing project. No VMT analysis is required. No traffic impacts are anticipated. With mitigation, the project would conform to applicable Federal, State, and regional regulations affecting air emissions and hazardous materials. No mitigation is required to address impacts to 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
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	MM AIR-1: Install MERV 13 filtration as part of the heating ventilation and air conditioning (HVAC) system. In addition, windows and doors shall be weatherproofed, passive

	<p>electrostatic filtration systems shall be installed and a maintenance plan for the HVAC and air filtration systems shall be prepared and adopted prior to approval of final Mechanical, Electrical and Plumbing design.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>MM HAZ-1: Prepare a Soil Management Plan (SMP) to govern how soil disturbed during redevelopment should be characterized and managed. In brief, Avocet recommends that the SMP require that obviously stained and/or odorous soil disturbed during redevelopment be characterized and managed, as appropriate. The SMP should clearly indicate the criteria that will be used to determine whether disturbed soil can be reused onsite or must be transported offsite for disposal or recycling. The same or more conservative criteria might also be appropriate for evaluating soil, if any, to be imported to the site for redevelopment grading purposes. The SMP should also address confirmation soil sampling requirements, should obviously impacted soil be encountered and removed during site redevelopment.</p> <p>MM HAZ-2: Installation of "passive" vapor barriers beneath any future buildings as a mitigation measure for the potential accumulation of VOC vapors in indoor air. The components of the vapor barrier may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • A sand bedding ventilation layer with embedded "flat pipe" ventilation pipes connected to vertical risers. • A geomembrane of high-performance polyethylene containing an ethylene vinyl alcohol (EVOH) layer. • Spray-applied Liquid Boot®-type barrier material and • A layer of heavy-duty nonwoven geotextile to protect to protect the underlying vapor barrier during placement of the building floor slabs. <p>MM HAZ-3: Consult with a certified asbestos consultant to determine if a hazardous material survey is needed. Due to the changes in the South Coast Air Quality Management District notification requirements for Asbestos Containing Material (ACM) removal, past data and surveys may not be adequate. Furthermore, past surveys may not be complete in that all the possible ACM materials have been identified and tested.</p>

<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>MM NOI-1: An interior noise analysis shall be performed and approved by the City's Building Inspection Department upon application for a building permit. The interior noise analysis shall identify the sound transmission loss requirements for building façade elements (i.e., windows, walls, doors, and exterior wall assemblies) necessary to ensure interior noise levels do not exceed 45 dBA Ldn in habitable residential rooms. Measures may include upgrading windows and/or doors with Sound Transmission Classification (STC) ratings to 35 or higher. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements.</p>
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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: 6/26/2023

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

Certifying Officer Signature:  Date: 6/28/23

Name/Title: Mike Futrell, 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).

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5196169

EDA-HOUSING AUTHORITY
5555 ARLINGTON AVE
RIVERSIDE, CA 92504

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Notice of Publication for Mulberry Gardens
Senior Apts

Legal No. 0011642046

Ad Copy:

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/15/2024

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

Date: January 15, 2024.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

PUBLIC NOTICE

January 15, 2024

Housing and Workforce Solutions
5555 Arlington Avenue
Riverside, California 92504
(760) 863-2541 Annianette Aguilar

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about January 30, 2024, 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: Mulberry Gardens Apartments

PURPOSE: The project activity includes the allocation of 51 Project Based Vouchers by Eden Housing, Inc, a California nonprofit public benefit corporation to construct the two phases of Mulberry Gardens Apartments, a 209-unit affordable housing project for extremely low to low-income families and seniors. Phase I, Mulberry Gardens Senior Apartments, was awarded fourteen (14) Project Based Vouchers. Phase I, will be comprised of fifty-nine (59) units: fifty-eight (58) one-bedroom units and one (1) two-bedroom manager's unit. Phase II, Mulberry Gardens Family Apartments, was awarded thirty-seven (37) Project Based Vouchers. Phase II will be comprised of one hundred and fifty (150) units: 73 one-bedroom units; 39 two-bedroom units; and 38 three-bedroom units. The apartment units will be rented to extremely low to low-income families and seniors, restricted to incomes at or below 50% of the area median income for the County of Riverside.

LOCATION: The project site consists of an approximately 4.07 acres located at 2524 Mulberry Street, in the City of Riverside California identified as Assessor's Parcel Numbers 209-130-003.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be downloaded at the following website address <https://www.harlvco.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 and Workforce Solutions, Attention: Annianette Aguilar at 5555 Arlington Avenue, Riverside, California 92504 or email comments to AABarreras@Rivco.org. All comments received at the address specified above on or before January 30, 2024 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 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:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- 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;
- 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
- 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 Office of Public Housing at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD Los Angeles Field Office via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

15 de Enero de 2024

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
 5555 Arlington Avenue
 Riverside, California 92504
 (760) 863-2541 Annjanette Aguilar

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 30 de Enero de 2024 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Mulberry Gardens Apartments

PROPÓSITO: La actividad del proyecto incluye la asignación de 51 Viviendas Eleccion Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para hacer utilizados por Eden Housing, Inc., una corporación de beneficio público sin fines de lucro de California para construir las dos fases de Mulberry Gardens Apartments, un proyecto de vivienda asequible de 209 unidades para familias de ingresos extremadamente bajos a bajos y personas mayores. La Fase I, Mulberry Gardens Senior Apartments, recibió catorce (14) PBVs. La Fase I, estará compuesta por cincuenta y nueve (59) unidades: cincuenta y ocho (58) unidades de un dormitorio y una (1) unidad de dos dormitorios para el gerente. La Fase II, Mulberry Gardens Family Apartments, recibió treinta y siete (37) PBVs. La Fase II estará compuesta por ciento cincuenta (159) unidades: 73 unidades de un dormitorio; 39 unidades de dos dormitorios; y 38 unidades de tres dormitorios. Las unidades de apartamentos se alquilarán a familias de ingresos extremadamente bajos a bajos y personas mayores, restringidas a ingresos iguales o inferiores al 50% del ingreso medio del área para el Condado de Riverside.

UBICACIÓN: El sitio del proyecto consiste en aproximadamente 4.07 acres ubicados en 2524 Mulberry Street, en la ciudad de Riverside, California, identificados como Números de parcela del tasador 209-130-003.

Esta actividad puede llevarse a cabo a lo largo de varios años.

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harrivco.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annjanette Aguilar en 5555 Arlington Avenue, Riverside, California 92504 o comentarios por correo electrónico a AABarreras@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente en o alrededor del 30 de Enero de 2024 serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se entabla una acción para hacer cumplir las responsabilidades se han cumplido satisfactorio. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen Vales basados en proyectos del programa de vales de elección de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- el Condado de Riverside omitió un paso o no tomó una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
- otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.

Press-Enterprise
 Published: 1/15/24



**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: Mulberry Gardens Affordable Housing Project

Responsible Entity: City of Riverside

Grant Recipient (if different than Responsible Entity): Housing Authority of the 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: Mike Futrell, City Manager

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

Consultant (if applicable): Ryan Birdseye, Principal
Birdseye Planning Group, LLC
P.O. Box 1956, CA 92085
760-712-2199

Direct Comments to: Andrea Robles
Housing Project Manager
City of Riverside Housing Authority
3900 Main Street 3rd Floor
Riverside, CA 92522