

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



**ITEM: 3.23
(ID # 24115)**

MEETING DATE:

FROM : HOUSING AND WORKFORCE SOLUTIONS: Tuesday, February 27, 2024

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Beaumont 3 Apartments Affordable Multifamily Housing Project Located in the City of Beaumont Pursuant to the National Environmental Policy Act (NEPA); and Approval of Request for Release of Funds to U.S. Department of Housing and Urban Development (HUD); District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Beaumont 3 Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for Forty-Seven (47) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

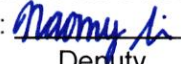
ACTION:Policy


Heidi Marshall, Director 2/8/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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: February 27, 2024
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Project Based Vouchers – 100% HUD Federal Funds			Budget Adjustment:	No
			For Fiscal Year:	23/24-24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

National Community Renaissance of California, a California nonprofit public benefit corporation (“NCRC” or “National CORE”) (Developer) was awarded a total of forty-seven (47) Housing Choice Voucher Project Based Vouchers (PBVs) for the Beaumont 3 Apartments (Proposed Project) through a Requests for Proposals released by the Housing Authority of the County of Riverside on October 18, 2022. The Developer has formed a limited partnership known as NCRC Beaumont LP, a California limited partnership (Partnership), for the purpose of developing and financing new construction of the Proposed Project consisting of 48-unit development (which includes one manager’s unit) affordable rental housing complex for low-income seniors. The Proposed Project will consist of a total of 47 one-bedroom units, plus 1 two-bedroom unit restricted as a manager’s unit. The PBVs will serve as a rental subsidy for the seniors experiencing homelessness, at risk of homelessness or facing housing insecurity. Located on approximately 1.26 acres of land located at 1343 E. 8th Street, in the City of Beaumont, identified as Assessor’s Parcel Numbers 419-222-011(Property). Supportive services, including case management and tailored referrals, will be offered on-site by the Riverside University Health System Behavioral Health to meet the individual needs of each tenant. The Housing Authority will enter into an Agreement for Housing Assistance Payments (AHAP) with Developer subject to approval by the Housing Authority’s Board of Commissioners.

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the 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 for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On January 24, 2024, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section

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

1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Requests for Release of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on February 9, 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 Request for Release of Funds.

Impact on Residents and Businesses

The development of 48 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in eastern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact on the County's General Fund. The County's contribution to the project is anticipated to include only the Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers which are fully funded from the United States Department of Housing and Urban Development.

Attachments:

- County of Riverside Environmental Assessment
- County of Riverside FONSI
- Request for Release of Funds- HCVP Project Based Vouchers
- Public Notice FONSI/RROF


Brinnia Lontajo, Principal Management Analyst 2/20/2024


Aaron Gettis, Deputy County Counsel 2/14/2024

Request for Release of Funds and Certification

WHEN DOCUMENT IS FULLY EXECUTED RETURN TO: U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Office Box 1147, Riverside, Ca 92502-1147
 Thank you.

CLERK'S COPY (exp. 08/31/2023)
 OMB No. 1506-0087

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) Nicole Sanchez. 760-863-2825	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 /Beaumont 3 Apartments	10. Location (Street address, city, county, State) 1343 E. 8th Street, Beaumont, CA 92223 Riverside County
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11. Program Activity/Project Description

The project includes the allocation of 47 Project Based Vouchers by National Community Renaissance of California ("NCRC" or "National CORE".) National CORE, a California nonprofit public benefit corporation to construct Beaumont 3 Apartments, a 48-unit affordable housing project for extremely low to low-income seniors. Beaumont 3 Apartments, was awarded forty-seven (47) Project Based Vouchers. Project will be comprised of forty-seven (47) units one-bedroom units and one (1) two-bedroom manager's unit. The apartment units will be rented to extremely low to low-income seniors experiencing homelessness or at risk of homelessness, restricted to incomes at or below 30% 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 \$6,000,000 in Housing and Homeless Incentive Program funds from the County of Riverside, \$21,741,527 in investor equity, \$1,827,833 from Citibank, and \$100 in General Partnership contributions. The total cost of development during the permanent financing period is approximately \$29,569,460.

FEB 27 2024 3.23

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

X 

Title of Certifying Officer

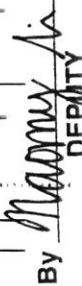
Chair, Riverside County Board of Supervisors
CHUCK WASHINGTON

Date signed

02/27/2024

Address of Certifying Officer

[Empty address field]

ATTEST:
KIMBERLY A. RECTOR, Clerk
By 
NEPA/CEQA

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

X

Title of Authorized Officer

Date signed

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 2-8-2024

form HUD-7015.15 (1/99)

FEB 27 2024

3.23



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: Beaumont-3-Apartment

HEROS Number: 900000010374825

Project Location: 1343 E 8th St, Beaumont, CA 92223

Additional Location Information:
 N/A

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

The proposed project will consist of 47 one-bedroom units plus one, two-bedroom manager's unit and a community room in two 2-story buildings on a 1.26-acre parcel located at 1343 E 8th Street, Beaumont, Riverside County, California. Each 1-bedroom unit will total 518 square feet. The project will also include an approximately 2,300 sf community building and 47 spaces of surface parking. There is currently an unoccupied house on the site which will be demolished prior to construction. The project will include necessary grading and site preparation, construction of the buildings, parking areas, landscaping and necessary infrastructure including, but not limited to, curbing, gutters, sidewalks, storm drains, street lighting and signage. The proposed development will be a 48-unit rental new construction project with 47 one-bedroom units (approximately 518 sq. ft.) and one (1) two-bedroom manager unit (approximately 751 sq. ft.). The Beaumont 3 Apartments will provide permanent supportive housing for persons earning up to 30% of the area median income (AMI) for Riverside County. The units will be contained in newly constructed two-story garden style apartment buildings. The project will consist of two (2) Type III residential buildings including community space of approximately 2,374 sq. ft. The type of construction will be wood frame supported by perimeter foundations with concrete slab flooring. This type of construction will allow the buildings to conform to the natural terrain with only minor amounts of grading. The exterior will be cementitious siding with architectural composite Class A asphalt roofing shingles and modern architecture, providing an aesthetically appealing exterior that blends with the character of the surrounding neighborhoods. Minimum construction standards will be adhered to in order to ensure that a quality family housing development is provided, utilizing such elements has high efficiency HVAC systems, low use water fixtures, full LED light fixture packages and solar-ready structures and electrical infrastructure.

Funding Information

Grant Number	HUD Program	Program Name	
PBV5-22-001	Public Housing	Housing Choice Voucher Program	\$4,629,602.00

Estimated Total HUD Funded Amount: \$4,629,602.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$34,148,185.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Noise Abatement and Control	<p>A Residential Development Preliminary Noise Assessment study (NAG study) was prepared for the project by Illingworth & Rodkin, Inc. (I&R), dated August 23, 2023. I&R examined the future noise environment 10 years into the future and reached the following conclusions:</p> <p>According to the HUD modeling, the proposed south facade of the second floor of Building A would be exposed to future worst-case exterior noise levels reaching 68 dBA DNL. Standard construction materials would be sufficient in ensuring that indoor noise levels are maintained below 45 dBA DNL.</p> <p>All other building facades would be exposed to noise levels less than at the south facade of the second floor of Building A, and interior noise levels within the buildings would be below the 45 dBA DNL threshold when doors and windows are closed. Forced air mechanical ventilation systems are provided so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors. Therefore, standard building construction is adequate for all facades of the buildings.</p> <p>Noise barrier calculations indicated that with the intervening structures taken into account all noise levels are below 65 dBA.</p> <p>I&R concluded that "No additional noise abatement is needed."</p>

<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>- The City of Beaumont requires that a geotechnical soils report be prepared and submitted to the City as part of plan review and approval as part of the planning and permitting process. - The geotechnical report will be reviewed by the City to determine the necessary site mitigations necessary for the planned structures - the recommendations and requirements outlined in the geotechnical report will be required to be implemented during site preparation and construction. - All applicable State and local building codes and City of Beaumont requirements are required to be complied with. - Although susceptibility to erosion by water is considered minimal due to the mild slope of the site, the City will require the site to be designed to reduce susceptibility to erosion on the site, including the use of cut and fill and retaining walls, as necessary. - City grading and site preparation requirements and the recommendations containing in the City-required soil engineering investigation report (geotechnical) are required to be adhered to, with City monitoring for adherence to mitigate the risk of erosion created by development of the project - mitigations during site preparation and in project design to mitigate the erosion risk during all phases of the project. - The City will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction activities.</p>
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>- The City-required geotechnical report will address any site preparation or foundation design necessary to address fault zones and potential ground shaking produced by faults in the project area. - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to California Building Code Requirements for structures built within areas characterized as Site Classification D per the American Society of Civil Engineers (ASCE 7-16). - The City-required geotechnical soils report prepared for the project will address any potential liquefaction issues and mitigations, if required. - Standard conditions of approval will be adhered to during construction including allowable hours for use of equipment and other construction activities.</p>

	- The project is required to comply with City of Beaumont Municipal Code Chapter and Section 9.02.110(F).
Permits, reviews, and approvals	No permits other than standard construction-related permits are required and none obtained to date.
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	
Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	

Project Mitigation Plan

City will monitor and implement as necessary

Determination:

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

Preparer Signature: Nicole Sanchez Date: 1-25-2024

Name / Title/ Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Certifying Officer Signature: Chuck Washington Date: 02/27/2024

Name/ Title: CHUCK WASHINGTON CHAIR, BOARD OF SUPERVISORS

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

ATTEST:
KIMBERLY A. RECTOR, Clerk
By Nancy A. DEPUTY

FORM APPROVED COUNTY COUNSEL
BY: Paula S. Salcido DATE: 2-8-2024

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

Project Information

Project Name: Beaumont-3-Apartment

HEROS Number: 900000010374825

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

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Chuck Washington, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): R. L. Hastings & Associates

Point of Contact: Roy Hastings

Project Location: 1343 E 8th St, Beaumont, CA 92223

Additional Location Information:

N/A

Direct Comments to:

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

The proposed project will consist of 47 one-bedroom units plus one, two-bedroom manager's unit and a community room in two 2-story buildings on a 1.26-acre parcel located at 1343 E 8th Street, Beaumont, Riverside County, California. Each 1-bedroom unit will total 518 square feet. The project will also include an approximately 2,300 sf community building and 47 spaces of surface parking. There is currently an unoccupied house on the site which will be demolished prior to construction. The project will include necessary grading and site preparation, construction of the buildings, parking areas, landscaping and necessary infrastructure including, but not limited to, curbing, gutters, sidewalks, storm drains, street lighting and signage. The proposed development will be a 48-unit rental new construction project with 47 one-bedroom units (approximately 518 sq. ft.) and one (1) two-bedroom manager unit (approximately 751 sq. ft.). The Beaumont 3 Apartments will provide permanent supportive housing for persons earning up to 30% of the area median income (AMI) for Riverside County. The units will be contained in newly constructed two-story garden style apartment buildings. The project will consist of two (2) Type III residential buildings including community space of approximately 2,374 sq. ft. The type of construction will be wood frame supported by perimeter foundations with concrete slab flooring. This type of construction will allow the buildings to conform to the natural terrain with only minor amounts of grading. The exterior will be cementitious siding with architectural composite Class A asphalt roofing shingles and modern architecture, providing an aesthetically appealing exterior that blends with the character of the surrounding neighborhoods. Minimum construction standards will be adhered to in order to ensure that a quality family housing development is provided, utilizing such elements as high efficiency HVAC systems, low use water fixtures, full LED light fixture packages and solar-ready structures and electrical infrastructure.

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

The purpose of the proposed project is to develop up to 48 units of affordable permanent supportive housing, including one manager's unit, in an area with too little available affordable housing to meet the existing need and a significant homeless population. Per a Market Study prepared by Kinetic Valuation Group, Inc. (KVG), with an Effective Date of April 6, 2023, and Report Date of July 7, 2023, the Market Area has significant unmet demand for this type of project. In 2022, Riverside County had approximately 1,980 homeless persons on a given night, an eight percent increase since 2020. These factors support current and future demand for the Subject which will be set aside for these household types. The project will be offering permanent supportive housing to homeless individuals, a great need within the County and the City of Beaumont - a tremendous level of unmet demand that will still exist even with this project entering the market. The Project will address two major community needs in Riverside County and the City of Beaumont: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness and will provide supportive services to residents at no charge.

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

The project site is zoned Downtown Residential Multifamily with a Land Use Designation of Downtown Mixed Use. The City of Beaumont has determined that the project is consistent with local planning documents and zoning ordinances. The project site is located in a mixed-use area of the City with a variety of uses including commercial, apartments, single-family residential, rural residential, vacant land, open space and a storage facility. The City's and County's goal is to develop this infill area of Beaumont to take advantage of existing services already in the area and limit further urban sprawl and the need for additional infrastructure investments. It is possible that in the absence of this project, an alternative project may be proposed for the site at some time in the future, but this may be difficult to achieve without some form of City or County assistance and may not include the much-needed affordable housing that this project proposes.

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

[Staff Site Visit 3-7-23.docx](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer

on:

7015.16 certified by Authorizing Officer

on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
PBV5-22-001	Public Housing	Housing Choice Voucher Program	\$4,629,602.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,629,602.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$34,148,185.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required. - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - There are no civilian airports located within 2,500' and no military airports located within 15 miles of the project site. The nearest airport is the Banning Municipal Airport 6 miles east. - The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps. - According to FIRM map 06065C0812G dated 8.28.08, the project site is located in Zone X, an "Area of Minimal Flood Hazard." - Therefore, the project is in compliance and flood insurance is not required to be purchased and maintained.

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in an area with several Federal criteria pollutants classified as "Nonattainment." - Per the EPA Greenbook, Merced County has several Federal criteria pollutants classified as Nonattainment. -Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants downloaded 2.22.23 from https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA - A NEPA Conformity Analysis prepared for the project by Gerrick Consulting, dated April 6, 2023, determined that the "[M]aximum annual emissions are much less than their associated de minimis thresholds. A formal SIP consistency analysis is not required." - The project is in compliance.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone. - The project site is located approximately 84 miles east of the Coastal Zone per attached California Coastal Commission maps.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2))</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.</p>

<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards. - There are several locations within one mile of the project site with above-ground storage (AST) containers. Per the CalEPA database, the nearest AST to the site is a 599-gallon tank located approximately 2,000' southwest of the site with an Acceptable Separation Distance (ASD) of 223.4'. - Four additional sites are located further from the site (3,500'+) but within one mile with 1,199-gallon tanks and an ASD of 298'. - All ASTs are well outside of the applicable ASDs.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>100% of site soils are classified as "Prime Farmland if Irrigated." The site does not contain "Prime Farmland," "Unique Farmland" "Farmland of Statewide Importance" or other "Farmland of Local Importance" as identified by the USDA, NRCS. - Although 100% of site soils are rated as "Prime Farmland if Irrigated," the project site is a developed infill site in a developed urban area of Beaumont and is, therefore, exempt. Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html - According to Part 658.2 of the Farmland Protection policy act, "farmland" means prime or unique farmlands as defined in section 1540 (c)(1) of the Act or farmland that is determined by the appropriate state or unit or local government agency or agencies with concurrence of the Secretary to be farmland of statewide of local importance. Farmland does not include land already committed to urban development. - The California Important Farmland Finder classifies the site as "Urban and Built-up Land."</p>

<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps. - According to FIRM map 06065C0812G dated 8.28.08, the project site is located in Zone X, an "Area of Minimal Flood Hazard."</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was normally unacceptable: 68.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p>HUD HOUSING ENVIRONMENTAL STANDARDS</p>		
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition. - As the site contains a house built in 1935 which may contain asbestos containing materials (ACM) or lead-based paint (LBP); an Asbestos and Lead Sampling Report was prepared by USAE, dated August, 2023. Asbestos - No discernible levels of asbestos were</p>

		<p>found in the collected and analyzed samples. Lead - Samples significantly exceeded both Cal OSHA limits of 600 ppm and federal limits of 5,000 ppm. - All local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials. As the lead will be mitigated by removal from the site, it will not preset an environmental issue for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionately high for low-income and/or minority residents. - Regardless of population group served, the population will not be affected disproportionately by environmental issues. - Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans /	2	The project is in conformance with the City of Beaumont General Plan and zoning code.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Compatible Land Use and Zoning / Scale and Urban Design		<p>- The project is consistent with the City of Beaumont's land use designations. The project site is zoned Downtown Residential Multifamily with a Land Use Designation of Downtown Mixed Use. The City of Beaumont has determined that the project is consistent with local planning documents and zoning ordinances. - The project site is located in a mixed-use area of the City with a variety of uses including commercial, apartments, single-family residential, rural residential, vacant land, open space and a storage facility. The proposed project is compatible with the surrounding land uses.</p> <p>- The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all County design standards. - The project will produce no adverse urban impact as it is an in-fill project within the City of Beaumont.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	<p>Slope - The USDA NRCS slope rating for the site is 4.0 (%) slope - Slopes of 2 - 5% are considered optimal for residential construction and slope will not impact the site. Cut and fill may be used as necessary to prepare the site. Erosion - The project site is not considered erosion sensitive as defined by the following: The project site is not located near water and the site has only a mild slope of 4% per USDA NRCS. - Development of the proposed project, paved surface areas, and irrigated landscaping will reduce the potential for erosion on the site. Storm Water Runoff and Drainage - All projects within the City exceeding one acre in size must comply with the current version of MS4 Permit NPDES No. CAS 618033 for the Santa Ana Region, of which the City is a copermittee. - The project is consistent with the City of Beaumont General Plan and will comply with all applicable County regulations and</p>	<p>- The City of Beaumont requires that a geotechnical soils report be prepared and submitted to the City as part of plan review and approval as part of the planning and permitting process. - The geotechnical report will be reviewed by the City to determine the necessary site mitigations necessary for the planned structures - the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>planning division conditions and those of the Regional and State Water Quality Control Boards including application of the Riverside County Design Handbook for Low Impact Development Best Management Practices, utilizing the section on the applicable Watershed Permit Area. - Per state requirements, post-construction runoff flows must be less than the pre-construction flows. Therefore, it is anticipated that the proposed project would not result in erosion, flooding or exceed water quality standards. - Storm Water runoff will be conveyed to the existing storm water collection system and will not get commingled with sewage.</p>	<p>recommendations and requirements outlined in the geotechnical report will be required to be implemented during site preparation and construction. - All applicable State and local building codes and City of Beaumont requirements are required to be complied with. - Although susceptibility to erosion by water is considered minimal due to the mild slope of the site, the City will require the site to be designed to reduce susceptibility to erosion on the site, including the use of cut and fill and retaining walls, as necessary. - City grading and site preparation requirements and the recommendations containing in</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			<p>the City-required soil engineering investigation report (geotechnical) are required to be adhered to, with City monitoring for adherence to mitigate the risk of erosion created by development of the project - mitigations during site preparation and in project design to mitigate the erosion risk during all phases of the project. - The City will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction activities.</p>
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>3</p>	<p>- Per maps downloaded from the California Department of Conservation at Earthquake Zones of Required Investigation (ca.gov) the site is not located in an Alquist-Priolo Earthquake Fault Zone and no earthquake faults lie under or near the project site. The nearest fault zone is the San Geronio Pass Fault Zone located several miles east of the site. Landslide Potential - The project site</p>	<p>- The City-required geotechnical report will address any site preparation or foundation design necessary to address fault</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>has a mild slope of 4% per the USDA NRCS; therefore, landslide is not an issue for the project site and will not be an issue for the project. Liquefaction Potential - Liquefaction is a loss of soil strength and cohesion that typically occurs in loose, saturated cohesionless sands as a result of strong ground shaking during earthquakes. The site is not located within a State Designated Seismic Hazard Zone for liquefaction. The State of California does not maintain liquefaction zone maps for the Beaumont area. Tsunami and Seiches Potential - The project will not expose people or property to significant risk of loss or damage due to tsunamis. There are no Tsunami Inundation areas or threats of tsunamis in Riverside County. Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water near the project site and the site is not located in an earthquake zone. Noise - The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities. Wildland Fires Potential - The project site is located in a Local Responsibility Area in an area that is not classified as a Very High Fire Hazard Severity Zone (VHFHSZ) by Cal Fire. Emergency Response & Access - The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will be required to meet fire code ingress/egress requirements for emergency response. Hazardous Materials - The project will not be impacted by any known hazardous materials sites nor create a significant</p>	<p>zones and potential ground shaking produced by faults in the project area. - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to California Building Code Requirements for structures built within areas characterized as Site Classification D per the American Society of Civil Engineers (ASCE 7-16). - The City-required geotechnical soils report prepared for the project will address any potential liquefaction issues and mitigations, if</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process. Construction Site Safety - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.	required. - Standard conditions of approval will be adhered to during construction including allowable hours for use of equipment and other construction activities. - The project is required to comply with City of Beaumont Municipal Code Chapter and Section 9.02.110(F).
SOCIOECONOMIC			
Employment and Income Patterns	1	- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant. - The project will not result in the displacement of existing jobs.	
Demographic Character Changes / Displacement	2	- The project is too small to instigate any demographic character changes in the community. Additionally, although the project is not restricted to residents of Beaumont or Riverside County, the project is planned and designed to meet an existing community need and serve existing residents of the project area rather than to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		attract and bring in new residents. - The project site has one vacant house that will be demolished and, therefore, there will be no displacement of persons or businesses.	
Environmental Justice EA Factor	1	As discussed in the Environmental Justice Factor, no adverse environmental impacts were identified in the project's environmental review and, therefore, the project is in compliance with the EJ Factor. As noted in the Historic Preservation factor above, the project will have no impact on areas of historic or cultural significance and is not located on a site or in an area of local significance. Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will be designed to meet or exceed California Title 24 requirements and with rooftop photovoltaic and will, therefore, be less affected negatively by the effects of climate change.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Educational and Cultural Facilities Educational Facilities - The proposed project consists of 64 units in a multi-family complex for low-income residents of the City of Beaumont area of the County of Riverside. The project is designed to meet the needs of existing area residents and is anticipated to have minimal effect on surrounding educational facilities. - The project site is located in the Beaumont Unified School District. The Beaumont Unified School District currently serves approximately 11,820 students in seven elementary schools, one K-8 school, two middle schools, three high schools, one independent study school, and one adult school. Beaumont Unified School District has one of the highest concentrations of top ranked public schools in California. The student population is 58.9% Hispanic, 22.3%	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>White, 18.8% Other, and includes 8% English learner, 0.7% Foster, 0.7% Homeless and 64% Socioeconomically disadvantaged.</p> <p>- Sundance Elementary school is located approximately 0.5 miles east of the project site at 1520 E. 8th Street. San Geronio Middle School is located at 1591 Cherry Avenue, approximately 2 miles north of the project site, and Beaumont Senior High School is located at 39139 Cherry Valley Blvd., approximately 3.3 miles north of the project site. - The Beaumont Unified School District is authorized by State law (Government Code s.65995-6) to levy fees on new residential construction and commercial construction. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant.</p> <p>Cultural Facilities - The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Riverside and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the County and surrounding areas to accommodate any potential increased usage generated by the project. - There is an adequate supply of cultural facilities in the County and surrounding areas, including the Edward Dean Museum & Gardens, Museum of Pinball, Mousley Museum of Yucaipa History, the Old Fire Station Museum, Victorian Bridal Museum, the Palm Springs Art Museum, San Jacinto Wildlife Area, San Jacinto River Park, the Cabazon Dinosaurs, Hemet Stone Maze, and other facilities in</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Beaumont and surrounding communities and the County. - Additionally, there is adequate public transportation serving these cultural facilities.	
Commercial Facilities (Access and Proximity)	1	Educational and Cultural Facilities Commercial Facilities - The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - There are abundant commercial facilities and accessible bus routes near to the project site. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Commercial facilities in the vicinity of the project site are reasonably accessible to residents by private or public transportation, with bus stops located approximately 0.16 miles (850') east and west of the site at 8th St. and Palo Alto Ave. and 8th St. and Pennsylvania Ave.	
Health Care / Social Services (Access and Capacity)	2	Health Care and Social Services Health Care - The proposed project is not expected to significantly impact demand for health care in the area. Sufficient health care is available in Riverside County and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant. - San Geronio Memorial Hospital is conveniently located approximately 0.9 miles east of the project site at 600 N. Highland Springs Ave. in Banning, on the corner of E. 8th Street. San Geronio Hospital is fully staffed to handle any needs generated from the project. Social Services - Such social services as may be needed, are offered by a wide variety of both public and private non-	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>profit agencies in the County of Riverside and in surrounding communities. - Riverside County Department of Public Health and Riverside County Children's Services are located approximately 4.5 and 5.5 miles, respectively, from the project site as well as other private care providers, a foster care agency, and a group home within approximately 12 miles of the project site.</p>	
<p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p>	<p>2</p>	<p>Solid Waste Disposal / Recycling - The proposed project will generate additional solid waste but, is not expected to exceed the City's ability to collect or recycle solid waste. - Currently, Waste Management, Inc. provides waste collection and disposal services for residences and businesses within the City. The City is within the service area of the Lamb Canyon Landfill, located just south of the City and operated by the Riverside County Department of Waste Resources (RCDWR). Based on data reported to the state Department of Resources Recycling and Recovery (CalRecycle), approximately 39,877 tons of waste that originated from the City was disposed in 2018 (CalRecycle(a)), which was primarily directed to the Lamb Canyon Landfill but also, at the County's discretion, to other landfills around the County. - RCDWR estimated in its most recent Annual Report Summary to CalRecycle (2017), pursuant to the Countywide Integrated Waste Management Plan (CIWMP), that the County's disposal facilities will provide approximately 20 years of disposal capacity, based on current and future disposal estimates. The Lamb Canyon Landfill is undergoing a capacity expansion. - The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>create unusual solid waste conditions. - The City determined that impacts would be less than significant and no mitigation would be required.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>Waste Water / Sanitary Sewers - All sewage generated within the City, as well as some incorporated areas in Cherry Valley are treated at the City-owned Beaumont Wastewater Treatment Plant No. 1 (WWTP). Built in 1929, the WWTP has a permitted capacity of 4.0 mgd and is receiving an average daily flow of approximately 3.1 mgd. The City is obligated to discharge a minimum of 1.8 mgd of treated effluent from the WWTP to Cooper's Creek, located adjacent to the WWTP. The purpose of this discharge is to maintain the established riparian habitat - The County's treatment plant has capacity adequate to handle the increased flows anticipated as a result of this project. The project will not require the construction of additional facilities. - - The City determined that impacts would be less than significant and no mitigation would be required.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>Water Supply - The project will be served by the Beaumont Cherry Valley Water District (BCVWD) which, per the District's 2020 Urban Water Management Plan, has sufficient water supplies to serve the project in both wet and dry years. - The City requires payment of a Water System Impact Fee to address impacts on the system imposed by new development. - Verified by: BCVWD 2020 Urban Water Management Plan</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>- The Project will be served by the Beaumont Police Department (BPD), is which located across the street from Beaumont City Hall at 660 Orange Street. BPD utilizes Community-Oriented Policing and Problem Solving (COPPS). - The City of Beaumont contracts with the Riverside</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>County Fire Department (RCFD), who in turn contracts with the California Department of Forestry and Fire Protection (CAL FIRE), for City-wide fire protection, emergency medical services, dispatch, and fire prevention and safety education. - Additionally, the U.S. Forest Service is responsible for nearby federal lands in national forests and grasslands. All Riverside County stations are dispatched by the same County Fire 9-1-1 Center and are part of the "Integrated Fire Protection System," under contract with the State of California. The RCFD and CAL FIRE staff serves not only the City of Beaumont, but also provide shared resources with the Cities of Calimesa and Banning. In addition to fire services provided by RCFD/CAL FIRE, the City employs a Fire Safety Specialist who oversees plan review, installation, and inspections of fire suppressant systems. - There are two fire stations located within the City limits; Station No. 66 and Station No. 20. Station No. 66 (named the Beaumont City Station) is located in the downtown area at 628 Maple Avenue and is the City's primary station. Station No. 66 is equipped with two paramedic engines (one staffed, one reserve), and one rescue unit (not staffed.) Station 20 at 1550 E. 6th Street (the Beaumont Station) is on the eastern edge of the City near the Beaumont/Banning boundary. This station is equipped with one paramedic engine. The engine company operating out of Station 20 is technically a resource that is part of the City of Banning contract with the RCFD. However, operational funding for this Station and the associated apparatus, which is owned by CAL FIRE, is shared equally between Beaumont, Banning and the County. - The project site will primarily be served by Station No. 20. - The project is</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>required to comply with the Uniform Fire Code and all state, federal, and County of Riverside Fire District requirements. - San Gorgonio Hospital is located just down the street from the project site, less than one mile to the east. - The City of Beaumont contracts with the Riverside County Fire Department (RCFD), who in turn contracts with the California Department of Forestry and Fire Protection (CAL FIRE), for City-wide emergency medical services. - The project has been proposed to serve the housing needs of existing members of the community and is, therefore, not anticipated to significantly increase demand on public safety services. - The protection will be required to pay a Police Facilities, Fire Protection, and Fire Facilities Impact Fee that is intended to mitigate potential increased impacts of new development in the community.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>- Park and recreation services for the City of Beaumont are provided by the City of Beaumont and the Beaumont-Cherry Valley Recreation and Park District (BCVRPD). The BCVRPD is a Special District within the City of Beaumont. BCVRPD operates facilities estimated at 60.5 acres within City boundaries. - City-owned park and recreational facilities encompass approximately 141 acres. The City owns, operates, and maintains nine parks, including several baseball/softball fields and two soccer fields. - BCVRPD operates approximately 60 acres of facilities within City boundaries. Noble Creek Park, a 20-acre sports park maintained by BCVRPD, includes a dog park, a one-mile walking trail, and is highly utilized by all sports leagues within the City. BCVRPD also operates the Beaumont Women's Club facility, which is used to support community activities, and houses the San Gorgonio Pass</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Historical Association Museum. - Thirteen facilities, consisting of parks, recreation centers, and trails in the City are provided for and maintained by various homeowners associations (HOAs). These HOA-owned facilities may ultimately be dedicated to the City or continue to be maintained by the HOA. - There are two 18-hole golf courses within the City, Oak Valley Golf Club (public course) and Morongo Golf Club at Tukwet Canyon (private course). Several large open space preserves surround Beaumont to the south and west. These open spaces provide visual character and relief to the City. The Open Space preserve in the southern area of the Sphere of Influence provides habitat species covered in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Pass Plan Area. There are several trails within the Four Seasons at Beaumont, which is an HOA that provides a community for those age 55 and older. Additionally, the City's Master Plan identifies bikeway trails that will be completed along key utility corridors. There are several state and regional parks in proximity to the Planning Area, including, Yucaipa Regional Park, Wildwood Canyon State Park, Bogart Park, San Timoteo Canyon Park, Gilman Historic Ranch, Lake Perris State Recreation Area and the San Jacinto Wildlife Area. These state and regional parks are within ten miles of the Planning Area and have amenities that include, but are not limited to: fishing, hiking trails, covered picnic facilities, swimming, camping, playgrounds, and BBQ areas. - Additionally, the City will assess several development impact fees when building permits are issued for construction of the project, including a Public Facilities Impact Fee, a Recreation Facilities Impact Fee, a Community Park In-Lieu and Impact</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Fee, and a Neighborhood Park In-Lieu and Impact Fee. These fees are designed to offset any potential impacts of new development on City services, including parks and recreation facilities.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>- The project is required to and will meet all Federal, State and Local regulations governing accessibility. - The site will be accessed from a driveway off of 8th Street. - Beaumont Transit provides fixed route bus service in the City and with connections to surrounding cities and other transit systems. - Routes 3 and 4 operate on 8th Street and connect to other fixed routes in the City and a commuter service with bus stops located approximately 0.16 miles (850') east and west of the site at 8th St. and Palo Alto Ave. and 8th St. and Pennsylvania Ave. The Dial-A-Ride (DAR) offers door-to-door service to persons in the Beaumont/Cherry Valley area who are certified as disabled (ADA). Certification is done through Riverside Transit Authority (RTA). Dial-A-Ride operates on a reservation system. Passengers are asked to call 951-769-8530 at least 24 hours in advance to make a reservation. Since appointments fill up quickly and the service is on a first-come, first-served basis, more notice may be needed to book certain times. - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. - With only 64 units, project generated increases in traffic on 8th Street and surrounding roadways produced by the project are not expected to have a significant effect on current or future traffic conditions on the road. - Moreover, "[B]ased on state guidance provided in the publication Transportation Impacts (SB 743) CEQA</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Guidelines Update and Technical Advisory, 2018, the project would be presumed to have a less-than-significant impact on vehicle miles traveled (VMT) as it would screen out as an affordable housing development. Adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall. Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, the conclusion that the project would not have a significant impact can be supported. - W-Trans, in the study noted above, determined that the project would expect to generate an average of 308 daily trips and found that the project would have no significant impact in all areas assessed, including emergency access, intersection queuing loads, sight lines, existing and proposed bicycle and transit facilities, and on-site parking, with the exception that required recreational vehicle parking spaces are lacking. - Additionally, the project will be required to pay City impact fees, including a Street and Bridges Impact Fee, a Traffic Signal Impact Fee, and a Railroad Crossing Impact Fee. These fees are designed to pay for improvements to mitigate potential impacts of a project on existing conditions.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>Unique Natural Features - The project site is relatively flat (4% slope per USDA NRCS), with no unique natural features. Verified by Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html and Biological</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Assessment & Wetland Determination, dated 2.22.23. Water Resources - The project will be connected and served by the City's water system and landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. - Verified by: BCVWD 2020 Urban Water Management Plan - See "Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff" factor above for information on the issue of storm water runoff. - See the "Waste Water / Sanitary Sewers" factor above for information on the issue of Waste Water collection and treatment. The project will not utilize an on-site septic system.</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>2</p>	<p>Vegetation - The Project Area consists of a highly disturbed, and residentially developed parcel. - Landscaped and "volunteered" tree species include small to medium diameter trees such as the Italian cypress (<i>Cupressus sempervirens</i>), Chinese pistache (<i>Pistacia chinensis</i>), Eastern red cedar (<i>Juniperus virginiana</i>), eucalyptus (<i>Eucalyptus</i> spp.), and tree of heaven (<i>Ailanthus altissima</i>). Grasses and forbs included hairy vetch (<i>Vicia villosa</i>), common fiddleneck (<i>Amsinckia menziesii</i>), prickly lettuce (<i>Lactuca scariola</i>), cheeseweed mallow (<i>Malva parviflora</i>), wall barley (<i>Hordeum murinum</i>) and bristly fiddleneck (<i>Amsinckia tessellata</i>). The landscape is flat and other than the few trees mentioned, the vegetation is characterized as disturbed annual grasses and weedy forbs. Wildlife - Biological resource constraints to future development of the property is the potential presence of tree nesting birds. All onsite trees were examined for the presence of stick nests (raptors) and other</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		nests that would support special-status species. No nests were found, and no nesting activity was reserved. - The site is surrounded on three sides by commercial/residential properties and on the north by a major roadway. As such, wildlife use is expected to be relatively low. The site is likely to have urban adapted species on site at times along with birds utilizing the trees on site.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Climate Change Impacts - The most significant issues in respect to climate change that may potentially affect this project or be affected by this project increasing temperatures and drought (water resources). Temperature - Average ambient temperatures are rising in this area as elsewhere in the State, country and world. Increasing temperatures have health effects, especially on vulnerable populations, including low-income populations of every ethnicity. The project itself, through construction of new structures that will meet or exceed California Title 24 requirements and with photovoltaic, will have an effect on increasing temperatures but will produce less input towards the increase than existing older structures built under older standards do - the effect will be small but beneficial. Drought (Water Resources) - California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposed in order to bring new residents into the area, resulting in a negative effect on water resources, but is proposed to meet the affordable housing needs of current area	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>households. The project will construct a modern energy efficient building meeting Title 24 standards and including photovoltaic which will lower costs due to lower roof heat buildup. Construction of the project will result in no additional effect on drought conditions and water resources in the region or in California. EPA EJScreen Climate Change Factors The EPA EJScreen includes a section on Climate Change that looks at 6 Factors: 100 Year Floodplain; Flood Risk; Coastal Flood Hazard; Drought; Sea Level Rise; and Wildfire Hazard Potential. The following are the EJScreen Climate Change Factors for the project site.</p> <p>100 Year Floodplain - Does not indicate the potential for this to affect the site. Flood Risk - Indicates that 12% of area properties are at risk of flood currently and 11% will be at risk in 30 years. Sea Level Rise - Not applicable to this site due to its inland location. Wildfire Hazard Potential - Indicates that the project is located in the 95th to 100th percentile with 96% of properties currently at risk and 95% at risk in 30 years. Coastal Flood Hazard - Not applicable to this site due to its inland location - only measured in coastal counties. Drought - The Factor map indicates how drought conditions have changed across small regions, called Climate Divisions, from 1900 to 2020 measured as moisture levels. The map indicates that moisture levels have declined in the region over a 5-year period by approximately 1.56".</p>	
Energy Efficiency	2	<p>- The project will comply with California Title 24 requirements for energy efficiency. Units will have EnergyStar appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature a photovoltaic system.</p>	

Supporting documentation

[ATTACHMENT B Beaumont GPU Final.pdf](#)
[Wildfire Risk 95-100 Percentile.pdf](#)
[Flood Risk.pdf](#)
[Drought.pdf](#)
[100 Year Floodplain.pdf](#)
[2020-BCVWD-UWMP-ADOPTED 2021-08-26a.pdf](#)
[Trasnit Facilities Map from DEIR.pdf](#)
[Route 4.pdf](#)
[Route 3.pdf](#)
[Fixed Route System webpage.pdf](#)
[Bus Services.pdf](#)
[Beaumont Transit Services webpage.pdf](#)
[Sundance Elem Directions.pdf](#)
[San Gorgonio MS 2 Miles N.pdf](#)
[Beaumont USD School Locator.pdf](#)
[Beaumont Sr HS.pdf](#)
[2023-24LCAPandAnnualUpdateBeaumontUSD11.pdf](#)
[Parks Map from DEIR.pdf](#)
[Parks List from DEIR.pdf](#)
[San Gorgonio Mem Hospital.pdf](#)
[Land Use Designation Table.pdf](#)
[ATTACHMENT E Beaumont Zoning Map Final.pdf](#)
[ATTACHMENT D Beaumont Land Use Map Final.pdf](#)
[01-R8-2013-0024-and-R8-2010-0033-SAR-MS4-Permit.pdf](#)
[Fault Activity Map.pdf](#)
[Earthquake-No Landslide-Liquefaction Zone Maps.pdf](#)
[Beaumont Quad Earthquake Zones Map.pdf](#)
[USDA NRCS Representative Slope.pdf](#)
[Tsunami Hazard Mapping None.pdf](#)
[Noise Code.pdf](#)
[Liquefaction Study Zones None.pdf](#)
[FRAP FHSZ Viewer.pdf](#)
[CA Beaumont 20180828 TM geo1 Marked.pdf](#)
[Phase I Photos2.pdf](#)
[Phase I Photos.pdf](#)
[Site.pdf](#)
[HBM001-01-36x48.pdf](#)
[Title Report.pdf](#)
[Phase I pp 8-10.pdf](#)
[National CORE 8th Street Apts Beaumont Mkt St 7-7-23.pdf](#)
[Census Beaumont.pdf](#)
[Census Riverside County.pdf](#)

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors.

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

3/7/2023 12:00:00 AM

[Staff Site Visit 3-7-23.docx](#)

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

- USGS, Beaumont Quadrangle 7.5-Minute series topographic map - Google Earth/Google - 24 CFR Part 51 Subpart D - NEPAAssist - Banning Airport Master Plan Update - Coastal Barrier Resource System Mapper - FIRM map 06065C0812G - EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants Gerrick Consulting-NEPA Conformity Analysis - California Coastal Zone Map website - USA Environmental, Inc.-Phase I Environmental Site Assessment - Bole & Associates-NEPA-Level Biological Resources Assessment and Wetland Determination - USFW Critical Habitat Mapper - CalEPA Database - HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool - USDA, NRCS website - California Department of Conservation-California Important Farmland Finder - Ms. Julianne Polanco, State Historic Preservation Officer - Eastern Information Center CHRIS Response - Historic Research Associates - Cultural Resources Study of the 8th Street Apartments - State of California, The Resources Agency, Department of Parks and Recreation-Primary Record - 8th Street Apartments-Conceptual Site Plan - Native American Heritage Commission - Tribal Directory Assessment Information-Contact Information for Tribes with Interests in Riverside County, California - Consultation Letters sent to all Tribes and Individuals on the NAHC Contact List and TDAT List - National Register of Historic Places (NRHP) Records Search - Banning Airport Noise Contours - City of Beaumont General Plan, Figure 4.2-Roadway Classification - City of Beaumont General Plan, Chapter 10: Noise - Illingworth & Rodkin, Inc. - Residential Development Preliminary Noise Assessment - HUD NAG Tool web - EPA Region 9 Sole Source Aquifers Map - Wetlands Map - Wild and Scenic Rivers list - US EPA - EJSscreen Report (Version 2.1) - U.S. Census Quick Facts-Riverside County, California - U.S. Census Quick Facts-Beaumont city, California - Architectural Site Plan - Project Renderings - City of Beaumont Website-various departments and sections - City of Beaumont GIS - City of Beaumont-Zoning Map Final - City of Beaumont-Land Use Map Final - City of Beaumont Land Use Designation Table - City of Beaumont Municipal Code - various cited sections - City of Beaumont Updated Fee Schedule - City of Beaumont - General Plan Noise Element - Beaumont Unified School District - various webpages - Beaumont Unified School District - LCFF Budget Overview for Parents - California Regional Water Quality Control Board Santa Ana Region - Beaumont Cherry Valley Water District - 2020 Urban Water Management Plan - U.S. EPA EJSscreen - Climate

Change Factors - Beaumont General Plan - Final General Plan - Draft Program Environmental Impact Report - Beaumont General Plan Update (Beaumont 2040 Plan) and Revisions to the Zoning Ordinance and Zoning Map, Beaumont, California - USDA, NRCS website - California Department of Conservation regulatory maps - California Emergency Management Agency - Tsunami Inundation Map for Emergency Planning - Cal Fire - FRAP FHSZ Viewer - Beaumont Transit webpages

List of Permits Obtained:

No permits other than standard construction-related permits are required and none obtained to date.

Public Outreach [24 CFR 58.43]:

- Consultation letters mailed to tribal contacts and the State Historic Preservation Officer -A public notice will be published in local publications 15 days prior to Board of Supervisor meeting.

Cumulative Impact Analysis [24 CFR 58.32]:

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; and there are no other activities functionally or geographically related to this project requiring aggregation with this action - i.e., there are no other activities that are similar, connected and closely related, or that are dependent upon other activities and actions, and, therefore would need to be aggregated and evaluated with this activity (See 40 CFR 1508.25(a)); and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than No Significant Impact.

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

The project developer, National CORE, proposed this project to the County of Riverside after researching properties for sale in the County via the Multiple Listing Service (MLS). The National CORE development team looked at several properties in the broader real estate market in the County of Riverside and selected this site based on the fact that it was closest to the main grocery, food, transportation, school, civic, and open space amenities in the County. This property was also owned by sellers willing to sell to contribute to the project. Locating housing near the main community amenities reduces residents' vehicle miles traveled and encourages more walkable and sustainable living based on smart growth principles. Through research, this site was determined to be the most suitable site for the project meeting the criteria listed above. No other properties reviewed were of sufficient size and met other criteria including distance from amenities.

No Action Alternative [24 CFR 58.40(e)]

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed development of affordable housing in the community.

Summary of Findings and Conclusions:

The County of Riverside finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the visual aesthetics of the area. The project will benefit the County of Riverside and low-income residents needing affordable rental housing by providing quality low-income housing without exposing residents to hazardous environmental conditions and will improve their quality of life.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Noise Abatement and Control	<p>A Residential Development Preliminary Noise Assessment study (NAG study) was prepared for the project by Illingworth & Rodkin, Inc. (I&R), dated August 23, 2023. I&R examined the future noise environment 10 years into the future and reached the following conclusions:</p> <p>According to the HUD modeling, the proposed</p>	N/A	The City of Beaumont will require the project to comply with Municipal Code Chapter 9.02.110 - Special Provisions, subsection F. Construction, Landscape, Maintenance or Repair and any other conditions	

	<p>south facade of the second floor of Building A would be exposed to future worst-case exterior noise levels reaching 68 dBA DNL. Standard construction materials would be sufficient in ensuring that indoor noise levels are maintained below 45 dBA DNL.</p> <p>All other building facades would be exposed to noise levels less than at the south facade of the second floor of Building A, and interior noise levels within the buildings would be below the 45 dBA DNL threshold when doors and windows are closed. Forced air mechanical ventilation systems are provided so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors. Therefore, standard building construction is adequate for all facades of the buildings.</p> <p>Noise barrier calculations indicated that with the intervening structures taken into account all noise levels are below 65 dBA.</p> <p>I&R concluded that "No additional noise abatement is needed."</p>		<p>of approval contained in project documents. * Limit operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work in or within one-quarter mile of an occupied residence or residences such that the sound creates a noise disturbance across a property line to the following times: * June through September: Between the weekday hours of six p.m. and six a.m. * October through May: Between the weekday hours of six p.m. and seven a.m.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage</p>	<p>- The City of Beaumont requires that a geotechnical soils report be prepared and submitted to the City as part of plan review and approval</p>	<p>N/A</p>	<p>Both interim and permanent erosion control measures are required by the</p>	

<p>and Storm Water Runoff</p>	<p>as part of the planning and permitting process. - The geotechnical report will be reviewed by the City to determine the necessary site mitigations necessary for the planned structures - the recommendations and requirements outlined in the geotechnical report will be required to be implemented during site preparation and construction. - All applicable State and local building codes and City of Beaumont requirements are required to be complied with. - Although susceptibility to erosion by water is considered minimal due to the mild slope of the site, the City will require the site to be designed to reduce susceptibility to erosion on the site, including the use of cut and fill and retaining walls, as necessary. - City grading and site preparation requirements and the recommendations containing in the City-required soil engineering investigation report (geotechnical) are required to be adhered to, with City monitoring for adherence to mitigate the risk of erosion created by development of the project - mitigations during site preparation and in project design to mitigate the erosion risk during all phases of the project. - The City will require that standard BMP's be followed during construction to minimize</p>		<p>Santa Ana Regional Water Quality Control Board and by the City and County as a condition of construction with standard BMP's followed during and after construction and re-vegetation following construction. The project is required to comply with all applicable County regulations and planning division conditions including those of the Regional and State water quality control boards. The County will require a final design geotechnical report prior to the Final Subdivision Map being recorded and before a grading permit for onsite project grading is issued. The final geotechnical report will include an evaluation of the expansion potential of soil on designed</p>	
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	<p>construction related erosion from the site during construction activities.</p>		<p>roads and building foundations. If expansive soils exist onsite, grading practices that reduce the effect of expansive soil on designed roads and building foundations shall be implemented and become a requirement of subsequent grading permit(s).</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>- The City-required geotechnical report will address any site preparation or foundation design necessary to address fault zones and potential ground shaking produced by faults in the project area. - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to California Building Code Requirements for structures built within areas characterized as Site Classification D per the American Society of Civil Engineers (ASCE 7-16). - The City-required geotechnical soils report prepared for the project will address any potential</p>	<p>N/A</p>	<p>The City of Beaumont will require the project to comply with Municipal Code Chapter 9.02.110 - Special Provisions, subsection F. Construction, Landscape, Maintenance or Repair and any other conditions of approval contained in project documents. * Limit operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work in or within one-quarter mile of an occupied residence or</p>	

	<p>liquefaction issues and mitigations, if required. - Standard conditions of approval will be adhered to during construction including allowable hours for use of equipment and other construction activities. - The project is required to comply with City of Beaumont Municipal Code Chapter and Section 9.02.110(F).</p>		<p>residences such that the sound creates a noise disturbance across a property line to the following times: * June through September: Between the weekday hours of six p.m. and six a.m. * October through May: Between the weekday hours of six p.m. and seven a.m.</p>	
<p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>N/A</p>	<p>During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the County's dust control program and the South Coast Air Quality Management District</p>	

			<p>regulations. Feasible Mitigation Measures *</p> <p>Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. *</p> <p>Prohibit all grading activities during periods of high wind (over 15 mph). * Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). * Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.</p> <p>* Haul trucks shall maintain at least 2'0" of freeboard. * Cover all trucks hauling dirt, sand, or loose materials. * Plant tree windbreaks on the windward</p>	
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			<p>perimeter of construction projects if adjacent to open land. * Plant vegetative ground cover in disturbed areas as soon as possible. * Cover inactive storage piles. * Sweep streets if visible soil material is carried out from the construction site. * Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Riverside County Air Quality Management District shall be visible to ensure compliance with Rule 402 Nuisance). * Limit the area under construction at any one time.</p>	
Endangered Species Act of 1973,		N/A	The following Conservation, Avoidance and	

<p>particularly section 7; 50 CFR Part 402</p>			<p>Minimization Measures will be incorporated into the project design: * If construction occurs during the nesting season (February - September 15), the developer and/or contractor shall hire a qualified biologist to conduct pre-construction surveys no more than 14 days prior to initiation of demolition activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of the property and shall be valid for one construction season. Prior to the start of removal activities, documentation of the survey shall be provided to the client and if the survey results are negative, no further mitigation is required and necessary structure and tree removal may proceed. If there is a break in demolition</p>	
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			<p>activity of more than 14 days, then subsequent surveys shall be conducted. If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest. If demolition activities are scheduled to occur during the nonbreeding season (September 16-January), a survey is not required and no further</p>	
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			studies are necessary	
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		N/A	Based on the Code of Federal Regulations Title 36, Volume 3 (Rev. July 1, 2001), if archaeological remains are exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. If human remains are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that	

			<p>the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American</p>	
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			human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.	
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Project Mitigation Plan

City will monitor and implement as necessary

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required. - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - There are no civilian airports located within 2,500' and no military airports located within 15 miles of the project site. The nearest airport is the Banning Municipal Airport 6 miles east. - The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.

Supporting documentation

[NEPAssist Airports No Military 15 Miles.pdf](#)
[Airports No Military 15 miles.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[CBRS Mapper No Units in CA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

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

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

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

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

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ✓ No

Screen Summary

Compliance Determination

The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps. - According to FIRM map 06065C0812G dated 8.28.08, the project site is located in Zone X, an "Area of Minimal Flood Hazard." - Therefore, the project is in compliance and flood insurance is not required to be purchased and maintained.

Supporting documentation

[FIRMETTE_06065C0812G_X.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

The project site is located in an area with several Federal criteria pollutants classified as "Nonattainment." - Per the EPA Greenbook, Riverside County has several Federal criteria pollutants classified as Nonattainment. -Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants downloaded 2.22.23 from <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> - A NEPA Conformity Analysis prepared for the project by Gerrick Consulting, dated April 6, 2023, determined that the "[M]aximum annual emissions are much less than their associated de minimis thresholds. A formal SIP consistency analysis is not required." - The project is in compliance.

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

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

Enter the estimate emission levels:

Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

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

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

Screen Summary**Compliance Determination**

The project site is located in an area with several Federal criteria pollutants classified as "Nonattainment." - Per the EPA Greenbook, Merced County has several Federal criteria pollutants classified as Nonattainment. -Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants downloaded 2.22.23 from <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> - A NEPA Conformity Analysis prepared for the project by Gerrick Consulting, dated April 6, 2023, determined that the "[M]aximum annual emissions are much less than their associated de minimis thresholds. A formal SIP consistency analysis is not required." - The project is in compliance.

Supporting documentation

[NEPA Conformity Analysis.pdf](#)

[Caleemod Annual.pdf](#)

[EPA Greenbook.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone. - The project site is located approximately 84 miles east of the Coastal Zone per attached California Coastal Commission maps.

Supporting documentation

- [Distance Aerial 84 Miles.pdf](#)
- [13CZB_LosAngelesCounty.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

- No

Explain:

The project involves new development for habitation; but is not located within one mile of an NPL though there is one listed "Superfund" site; the site is not located within 2,000 feet of a CERCLIS site. - USA Environmental, Inc. (USAE) prepared a Phase I Environmental Site Assessment (ESA) on the project site, dated November 2022. USAE did not identify any Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environment Condition (HREC) associated with the site. - USAE identified one site listed on the Superfund list but it is not listed on the NPL as it is removal only with no assessment required. USAE concluded that the Superfund listed site poses no risk for the project site. - As the site contains a house built in 1935 which may contain asbestos containing materials (ACM) or lead-based paint (LBP); an Asbestos and Lead Sampling Report was prepared

by USAE, dated August, 2023. Asbestos - No discernible levels of asbestos were found in the collected and analyzed samples. Lead - Samples significantly exceeded both Cal OSHA limits of 600 ppm and federal limits of 5,000 ppm. - All local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials. - USAE investigated the potential for a Vapor Intrusion Condition (VIC) or Vapor Encroachment Condition (VEC) with the following result: "This assessment has revealed no evidence of VIC or VECs environmental issues in connection with the subject property."

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

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[22-319 Phase I NCR Beaumont \(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

Explain your determination:

The project involves new development for habitation; but is not located within one mile of an NPL though there is one listed "Superfund" site; the site is not located within 2,000 feet of a CERCLIS site. - USAE Environmental, Inc. (USAE) prepared a Phase I Environmental Site Assessment (ESA) on the project site, dated November 2022. USAE did not identify any Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environment Condition (HREC) associated with the site. - USAE identified one site listed on the Superfund list but it is not listed on the NPL as it is removal only with no assessment required. USAE concluded that the Superfund listed site poses no risk for the project site. - As the site contains a house built in 1935 which may contain asbestos containing materials (ACM) or lead-based paint (LBP); an Asbestos and Lead Sampling Report was prepared by USAE, dated August, 2023. Asbestos - No discernible levels of asbestos were found in the collected and analyzed samples. Lead - Samples significantly exceeded both Cal OSHA limits of 600 ppm and

federal limits of 5,000 ppm. - All local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials. - USAE investigated the potential for a Vapor Intrusion Condition (VIC) or Vapor Encroachment Condition (VEC) with the following result: "This assessment has revealed no evidence of VIC or VECs environmental issues in connection with the subject property."

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

[USFW Critical Habitat Mapper None.pdf](#)
[CORRECTED BEAUMONT BIOLOGICAL RESOURCES ASSESSMENT REPORT.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

No

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

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

No

Screen Summary

Compliance Determination

The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards. - There are several locations within one mile of the project site with above-ground storage (AST) containers. Per the CalEPA database, the nearest AST to the site is a 599-gallon tank located approximately 2,000' southwest of the site with an Acceptable Separation Distance (ASD) of 223.4'. - Four additional sites are located further from the site (3,500'+) but within one mile with 1,199-gallon tanks and an ASD of 298'. - All ASTs are well outside of the applicable ASDs.

Supporting documentation

[CalEPA Regulated Site Portal_1 Mile.pdf](#)
[Above Ground Storage Tanks.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

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

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

Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

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

No

Screen Summary

Compliance Determination

100% of site soils are classified as "Prime Farmland if Irrigated." The site does not contain "Prime Farmland," "Unique Farmland" "Farmland of Statewide Importance" or other "Farmland of Local Importance" as identified by the USDA, NRCS. - Although 100% of site soils are rated as "Prime Farmland if Irrigated," the project site is a developed infill site in a developed urban area of Beaumont and is, therefore, exempt. Verified through Web Soil Survey downloads from the USDA, NRCS website at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html> - According to Part 658.2 of the Farmland Protection policy act, "farmland" means prime or unique

farmlands as defined in section 1540 (c)(1) of the Act or farmland that is determined by the appropriate state or unit or local government agency or agencies with concurrence of the Secretary to be farmland of statewide or local importance. Farmland does not include land already committed to urban development. - The California Important Farmland Finder classifies the site as "Urban and Built-up Land."

Supporting documentation

[USDA NRCS Farmland Classification.pdf](#)
[DOC Important Farmland Finder Urban.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[FIRMETTE_06065C0812G_X\(1\).pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps. - According to FIRM map 06065C0812G dated 8.28.08, the project site is located in Zone X, an "Area of Minimal Flood Hazard."

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Response Period Elapsed
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
- ✓ Agua Caliente Band of Cahuilla Indians Response Period Elapsed

✓ Agustine Band of Cahuilla Mission Indians	Completed
✓ Cabazon Band of Mission Indians	Response Period Elapsed
✓ Cahuilla Band of Mission Indians	Completed
✓ Colorado River Band of Colorado River indian	Response Period Elapsed
✓ Fort McDowell Yavapai Nation, Arizona	Response Period Elapsed
✓ Los Coyotes Band of Cahuilla and Cupeno Indians	Response Period Elapsed
✓ Morongo Band of Mission Indians	Response Period Elapsed
✓ Pala Band of Mission Indians	Response Period Elapsed
✓ Pechanga Band of Luiseno Mission Indians	Response Period Elapsed
✓ Quechan Tribe of the Fort Yuma Indian Reservation	Response Period Elapsed
✓ Ramona Band of Cahuilla	Response Period Elapsed
✓ Rincon Band of Luiseno Indians	Response Period Elapsed
✓ San Manuel Band of Mission Indians	Response Period Elapsed
✓ Santa Rosa Band of Cahuilla Indians	Response Period Elapsed
✓ Serrano Nation of Mission Indians	Response Period Elapsed
✓ Soboba Band of Luiseno Indians	Response Period Elapsed
✓ Torres-Martinez Desert Cahuilla Indians	Response Period Elapsed

Other Consulting Parties

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

The County of Riverside has determined, and SHPO has not objected, that no historic properties will be affected by development of the project. No response was received from the SHPO. Attachment J contains the following supporting documentation: County SHPO consultation letter dated 8.30.23 wherein the County stated its finding of "No Historic Properties Affected" per 36 CFR Part 800.4(d)(1); SHPO did not respond to the County's Finding within 30 days of submission; A Cultural Resources Study of the 8th Street Apartment Project, including DPR-523 completed for the existing structure located on the site, dated June 2023; California Historical Resources Information System (CHRIS) report, dated May 30, 2023; Tribal Directory Assessment Information (TDAI) list for Riverside County; Native American Heritage Commission (NAHC) response letter, dated 2.23.23, which stated that a search of the Sacred Lands File (SLF), was conducted with negative results; Consultation letters sent to tribal list contacts mailed 8.21.23 - two responses were received: one from the Augustine Band of Cahuilla Indians, dated 8.25.23, who stated that "we are unaware of specific cultural resources that may be affected by the proposed project," and requested to be contacted if any cultural resources were discovered, and; second, from Lorrie Gregory, Cultural Resource Coordinator of the Cahuilla Band of Indians who "suggest[ed] reaching out to the Morongo Band of Indians concerning any cultural resources in the area since they are closest to the project area. However, this area is a part of Traditional Cahuilla land use so if they fail to respond, we would be appreciate to be consulted on this project," and; National Register of Historic Places (NRHP) aerial search results for the project area.

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

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

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

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or

objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

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

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

✓ No Adverse Effect

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

Document reason for finding:

The County of Riverside has determined, and SHPO has not objected, that no historic properties will be affected by development of the project. No response was received from the SHPO.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

 No

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

Adverse Effect**Screen Summary****Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation[APE.pdf](#)[SHPO Package_8th Street Beaumont.pdf](#)[8th Street Apts Tribal Letters_Signed.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

 No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

None of the above

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Is your project in a largely undeveloped area?

- ✓ No

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

✓ Mitigation as follows will be implemented:

A Residential Development Preliminary Noise Assessment study (NAG study) was prepared for the project by Illingworth & Rodkin, Inc. (I&R), dated August 23, 2023. I&R examined the future noise environment 10 years into the future and reached the following conclusions: According to the HUD modeling, the proposed south facade of the second floor of Building A would be exposed to future worst-case exterior noise levels reaching 68 dBA DNL. Standard construction materials would be sufficient in ensuring that indoor noise levels are maintained below 45 dBA DNL. All other building facades would be exposed to noise levels less than at the south facade of the second floor of Building A, and interior noise levels within the buildings would be below the 45 dBA DNL threshold when doors and windows are closed. Forced air mechanical ventilation systems are provided so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors. Therefore, standard building construction is adequate for all facades of the buildings. Noise barrier calculations indicated that with the intervening structures taken into account all noise levels are below 65 dBA. I&R concluded that "No additional noise abatement is needed."

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 68.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation.

Supporting documentation

[Noise-EA-Partner-Worksheet.docx](#)

[Noise Element.pdf](#)

[Beaumont Noise Ordinance.pdf](#)

[Banning Airport Noise Contours.pdf](#)

[Mobility Roadway Classification and Cross Sections.pdf](#)

[8th Street Beaumont - NEPA Noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[SSA Map None.pdf](#)

[SSA Distance Aerial 72 Miles N.pdf](#)

[Regional SSA Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary
Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[USFW Wetlands Mapper_No Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Whitewater River_11 and a half miles NE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

- Yes
- ✓ No

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

Screen Summary

Compliance Determination

The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition. - As the site contains a house built in 1935 which may contain asbestos containing materials (ACM) or lead-based paint (LBP); an Asbestos and Lead Sampling Report was prepared by USAE, dated August, 2023. Asbestos - No discernible levels of asbestos were found in the collected and analyzed samples. Lead - Samples significantly exceeded both Cal OSHA limits of 600 ppm and federal limits of 5,000 ppm. - All local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials. As the lead will be mitigated by removal from the site, it will not present an environmental issue for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionately high for low-income and/or minority residents. - Regardless of population group served, the population will not be affected disproportionately by environmental issues. - Additionally, the project will benefit the minority and low-

income populations by bringing much needed affordable housing units to the neighborhood and community.

Supporting documentation

- [ejscreen_report_half Mile.pdf](#)
- [ejscreen_report_three quarters Mile.pdf](#)
- [ejscreen_report_quarter Mile.pdf](#)
- [ejscreen_report_1 Mile.pdf](#)
- [acs2020_report_one eighth Mile.pdf](#)
- [Environmental-Justice-Partner-Worksheet.docx](#)

Are formal compliance steps or mitigation required?

- Yes
- No

PUBLIC NOTICE

February 9, 2024

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy 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 February 27, 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: Beaumont 3 Apartments

PURPOSE: The project activity includes the allocation of 47 Project Based Vouchers by National Community Renaissance of California, ("NCRC" or "National CORE") National CORE, a California nonprofit public benefit corporation to construct Beaumont 3 Apartments, a 48-unit affordable housing project for extremely low to low-income seniors experiencing homelessness, at risk of homelessness or facing housing insecurity. Beaumont 3 Apartments, was awarded forty-seven (7) Project Based Vouchers. Beaumont 3 will be comprised of forty-seven (47) one-bedroom units and one (1) two-bedroom manager's unit. The apartment units will be rented to extremely low to low-income families and seniors, restricted to incomes at or below 30% of the area median income for the County of Riverside.

LOCATION: The project site consists of an approximately 1.26 acres located at 1343 E. 8th Street,, in the City of Beaumont California identified as Assessor's Parcel Numbers 419-222-011

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.harivco.org/>.

FORM APPROVED COUNTY COUNSEL
BY: PAULA S. SALCIDO
DATE: 2-8-2024

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: Nicole Sanchez at 5555 Arlington Avenue, Riverside, California 92504 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before February 27, 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:

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

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field 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

9 de Febrero de 2024

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
5555 Arlington Avenue
Riverside, California 92504
(760) 863-2825 Nicole Sanchez

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 27 de Febrero 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: Beaumont 3 Apartments

PROPÓSITO: La actividad del proyecto incluye la asignación de 47 Viviendas Eleccion Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para hacer utilizados por National Community Renaissance of California ("NCRC" or "National CORE") National CORE, una corporación de beneficio público sin fines de lucro de California para construir Beaumont 3 Apartments, un proyecto de vivienda asequible de 47 unidades para personas mayores de edad de ingresos extremadamente bajos a bajos. Beaumont 3 Apartments, recibió cuarenta y siete (47) PBVs. El proyecto sera compuesta por cuarenta y ocho (48) unidades: cuarenta y siete (47) unidades de un dormitorio y una (1) unidad de dos dormitorios para el gerente. Las unidades de apartamentos se alquilarán a personas mayores de ingresos extremadamente bajos a restringidas a ingresos iguales o inferiores al 30% del ingreso medio del área para el Condado de Riverside.

UBICACIÓN: El sitio del proyecto consiste en aproximadamente 1.26 acres ubicados en 1343 E. 8th Street, en la ciudad de Beaumont, California, identificados como Números de parcela del tasador 419-222-011.

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

NO HAY IMPACTO SIGNICATIVO

El Condado de Riverside ha determinado que el proyecto no tendra un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaracion de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye informacion adicional del proyecto en la Evaluacion 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 direccion del sitio web <https://www.harivco.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atencion: Nicole Sanchez en 5555 Arlington Avenue, Riverside, California 92504 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 27 de Febrero de 2024** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion 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 jurisdiccion de los tribunales federales si se entable una accion para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobacion de la certificacion por parte de HUD satisface sus responsabilidades segun la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen Vales basaos en proyectos del programa de vales de eleccion de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberacion de fondos y la certificacion del Condado de Riverside por un period de quince dias despues de la fecha de presentacion anticipada o su recepcion real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el Condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos por parte de HUD; o
- d. otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion 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 electronico 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 electronico para verificar el ultimo dia real del periodo de objecion.

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: Beaumont 3 FONSI and RROF

FILE NO. Beaumont 3 FONSI and RROF

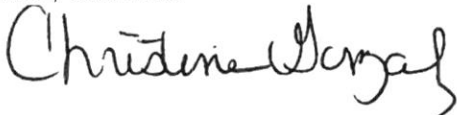
PROOF OF PUBLICATION

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:

02/09/2024

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

Date: February 09, 2024.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011647322**

Ad Copy:

PUBLIC NOTICE

February 9, 2024

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy 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 February 27, 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: Beaumont 3 Apartments

PURPOSE: The project activity includes the allocation of 47 Project Based Vouchers by National Community Renaissance of California, ("NCRC" or "National CORE") National CORE, a California nonprofit public benefit corporation to construct Beaumont 3 Apartments, a 48-unit affordable housing project for extremely low to low-income seniors experiencing homelessness, at risk of homelessness or facing housing insecurity. Beaumont 3 Apartments, was awarded forty-seven (7) Project Based Vouchers. Beaumont 3 will be comprised of forty-seven (47) one-bedroom units and one (1) two-bedroom manager's unit. The apartment units will be rented to extremely low to low-income families and seniors, restricted to incomes at or below 30% of the area median income for the County of Riverside.

LOCATION: The project site consists of an approximately 1.26 acres located at 1343 E. 8th Street,, in the City of Beaumont California identified as Assessor's Parcel Numbers 419-222-011

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.harivco.org/>.

PUBLIC COMMENTS

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- d. another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

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NOTICIA PUBLICA

9 de Febrero de 2024

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Published The-Press Enterprise Feb. 9, 2024