

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



ITEM: 3.17
(ID # 27106)

MEETING DATE:
Tuesday, March 18, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Approval of the Substantial Amendment to the 2008-2009 One Year Action Plan and the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan to include Eligible Projects for the Neighborhood Stabilization Program (NSP1 and NSP3); All Districts. [\$5,785,745 - 100% Federal Neighborhood Stabilization Program Funding] (CEQA and NEPA Exempt) (Clerk of the Board to file the Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Substantial Amendments to the 2008-2009 One-Year Action Plan and 2010-2011 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);
2. Find that Substantial Amendments to the 2008-2009 One-Year Action Plan and 2010-2011 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan are exempt from the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Section 58.34(a)(1) and (a)(3);

Continued on page 2

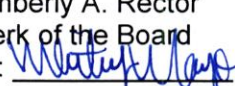
ACTION:Policy


Heidi Marshall, Director 2/20/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 18, 2025
xc: HWS, State Clearinghouse, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the Substantial Amendment to the 2008-2009 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new Neighborhood Stabilization Program (NSP1) activity for the development and construction of Sandstone Valley Apartments in the City of Murrieta more fully described in the Amendment Action and Project Descriptions, attached hereto;
4. Approve the Substantial Amendment to the 2010-2011 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new Neighborhood Stabilization Program (NSP3) activity for the development and construction of Viscar Terrace Apartments in the City of Murrieta more fully described in the Amendment Action and Project Descriptions, attached hereto; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and Office of Planning and Research within 5 business days.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$5,785,745	\$ 0	\$5,785,745	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Neighborhood Stabilization Program			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The U.S. Department of Housing and Urban Development (HUD) requires that all substantial amendments to the County's Five-Year Consolidated Plan and the One-Year Action Plans are subject to the Citizen Participation Plan and are approved by the Board of Supervisors and HUD. In accordance with the County of Riverside's Citizen Participation Plan for the 2009-2014 Five-Year Consolidated Plan (Citizen Participation Plan), all new activities added to a One-Year Action Plan, any significant increases in funding or changes to an existing project, or other changes or amendments to the 2009-2014 Five-Year Consolidated Plan are considered to be substantial amendments.

The County's Neighborhood Stabilization Program (NSP) program was established and approved by the Board of Supervisors on November 25, 2008 (Agenda Item 3.12) under the 2008-2009 One-Year Action Plan (OYAP) of the County's 2009-2014 Five-Year Consolidated Plan. Activities utilizing funding allocated under the 2008-2009 OYAP are referred to as NSP1 activities.

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The County's NSP program expanded under a third Notice of Funding Availability (NOFA) from HUD which was approved by the Board of Supervisors on February 15, 2011 (Agenda Item 3.18) under the 2010-2011 One Year Action Plan of the County's 2009-2014 Five-Year Consolidated Plan. Activities utilizing funding allocated under the 2010-2011 OYAP are referred to as NSP3 activities.

The proposed NSP projects will be funded from NSP1 and NSP3 funding allocations derived from accumulated program income for eligible NSP activities. Staff has determined the proposed projects are eligible NSP activities warranting substantial amendments to 2008-2009 and 2010-2011 OYAP of the County's 2009-2014 Five-Year Consolidated Plan. A description of the proposed amendments to the 2008-2009 OYAP and 2010-2011 OYAP are set forth in Attachment A.

Staff recommends approval of the NSP projects listed below as substantial amendments to the 2008-2009 One Year Action Plan and the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan:

Sandstone Valley Apartments	\$3,050,000.00	Total New NSP1 Activity
Viscar Terrace Apartments	\$ 239,167.54	Add New NSP1 Activity
	<u>\$2,496,577.00</u>	Add New NSP3 Activity
	\$2,735,744.54	Total NSP Activity

Pursuant to the California Environmental Quality Act (CEQA), the Substantial Amendments were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" exemption. The Substantial Amendments are administrative planning documents that will only have financial and administrative effects. It can be seen with certainty that there is no possibility that the proposed Substantial Amendments may have a significant effect on the environment and will not lead to any direct or reasonably indirect physical impacts. The projects identified in the Substantial Amendments will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action on that specific project. A Notice of Exemption will be filed by County staff with the County Clerk and the State Clearinghouse within five days of the approval of the Substantial Amendments.

Furthermore, the Substantial Amendments were determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed Substantial Amendments are administrative activities. The projects identified in the Substantial Amendments will be subject to separate NEPA environmental review prior to taking any choice limiting action or discretionary action on that specific project.

Pursuant to 24 CFR Section 91.105 and the Citizen Participation Plan, the Department of Housing and Workforce Solutions Department published the required public notice notifying the

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public of the comment period for the proposed substantial amendments on February 16, 2025. No public comments have been received.

County Counsel has reviewed and approved as to form the Substantial Amendments to the 2008-2009 One Year Action Plan and the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan.

Impact on Residents and Businesses

The development and construction of affordable housing will have a positive impact on the citizen and businesses within the County of Riverside. The listed projects are expected to generate construction, permanent maintenance and property management jobs, as well as provide affordable housing for residents of the County of Riverside.

Additional Fiscal Information

There will be no impact upon the County's General Fund; the proposed projects will be fully funded with Neighborhood Stabilization Program funds.

ATTACHMENTS:

- Attachment A - Substantial Amendments to the 2008-2009 One Year Action Plan and the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan
- Attachment B - Public Notice and Proof of Publication
- Attachment C - Notice of Exemption


Brianna Lontajo, Principal Management Analyst 3/11/2025


Aaron Gettis, Chief of Deputy County Counsel 3/4/2025

Attachment A

Amendment Action and Project Descriptions

Amendment Action:

The County of Riverside 2008-2009 One-Year Action Plan and the 2010-2011 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan are amended to include the following list of funded activities for the County's Neighborhood Stabilization Program (NSP1 and NSP3), which was enacted under Title III of Division B of the Housing and Economic Recovery Act of 2008 ("HERA") and appropriated under Community Development Block Grant (CDBG):

The projects are fully described as follows:

Added Projects:

Project: **Sandstone Valley Apartments**
Sponsor: CRP Affordable Housing
Address: 4455 Morena Blvd Suite #107, City of San Diego
Funding Source: Neighborhood Stabilization Program (NSP1)
Project Funding: **\$3,000,000 NSP1**
HWS Direct Staffing: **\$50,000 NSP1**
Benefit: Housing for very low-income families
Number Served: Total 96 units (36 NSP units)
Site Location: 41705 Hawthorn Street, City of Murrieta
Assessor's Parcel Number: 909-020-052 / 909-020-020 and 909-020-021

Project Description: CRP Affordable Housing, Inc., is proposing to use \$3,000,000 in NSP1 funds for the development and construction of a 96-unit multi-family housing complex for qualified low-income families in the City of Murrieta in the County of Riverside. The proposed project will consist of 18 one-bedroom units, 48 two-bedroom units, and 30 three-bedroom units (1 two-bedroom manager unit). The NSP units will be rented to families with incomes that do not exceed 50% of the Riverside County Area Median Income. The estimated total cost for the development is \$66,057,343.

Project: **Viscar Terrace Apartments**
Sponsor: Etapes Corporation
Address: 13681 Newport Ave, Suite 8230, Tustin, CA 92780
Funding Source: Neighborhood Stabilization Program (NSP1 and NSP3)
Action Plan: 2008-2009 One-Year Action Plan (NSP1)
2010-2011 One-Year Action Plan (NSP3)
Project Funding: **\$239,167.54 NSP1**
\$2,446,577 NSP3
HWS Direct Staffing: **\$50,000 NSP3**
Benefit: Housing for very low-income
Number Served: Total 172 units, including 2 manager's units (68 NSP units)
Site Location: 40475 Vista Murrieta and 40600 Myers Lane, Murrieta, CA 92562
Assessor's Parcel Numbers: 949-180-023, 949-180-025, and 949-180-022

Project Description: Etapes Corporation, is proposing to use \$294,216.77 in NSP1 funds and \$2,412,520.58 in NSP3 funds for the development and construction of a 172-unit multi-family housing complex for qualified low-income families in the City of Murrieta in the County of Riverside. The proposed project will consist of 78 one-bedroom units, 48 two-bedroom units, 40 three-bedroom units, and 6 four-bedroom units (including 2 manager's units). The 68 NSP units will be restricted and rented to very low-income families whose incomes do not exceed 50% of the Riverside County area median income. The estimated total cost for the development is \$106,408,839.

Attachment B

Public Notice
1 page

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE "PRIZE"

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

Annjanette Aguilar Barreras
3403 10TH STREET, SUITE 300
RIVERSIDE, CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011720056

FILE NO. 0011720056

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

02/16/2025

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

Date: February 16, 2025.

At: Riverside, California

Signature

PUBLIC NOTICE

February 16, 2025

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 955-0774 Mervyn Manalo

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The County of Riverside Department of Housing and Workforce Solutions hereby notifies concerned members of the public pursuant to 24 CFR §91.105 of its intent to amend the 2008-2009 One Year Action Plan and the 2010-2011 One Year Action Plan of the 2009-2014 Five Year Consolidated Plan. This amendment reports on a substantial change to the Action Plan. A substantial change occurs if the use of funds is changed from one eligible activity to another; a new, proposed activity is funded that was not described in the Consolidated Plan; an increase in the amount of Community Planning and Development (CPD) funds allocated to an existing activity; or a funded activity described in the Consolidated Plan is canceled.

The following summary presents an overview of a proposed project that will be added to the Neighborhood Stabilization Program (NSP) program list of funded activities:

Added Projects:

Sandstone Valley Apartments – \$3,000,000 proposed in NSP funds for the development and construction of a 96-unit multi-family housing complex for qualified low-income families in the City of Murrieta in the County of Riverside.

Viscar Terrace Apartments - \$2,685,744 proposed in NSP funds for the development and construction of a 172-unit multi-family housing complex for qualified low-income families in the City of Murrieta in the County of Riverside

It is anticipated that the Board of Supervisors will take action on the amendment at its regular meeting to be held on or about March 18, 2025 in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, Riverside, California. Any interested person wishing to comment may submit written comments to County of Riverside Department of Housing and Workforce Solutions, 3403 Tenth Street, Riverside, CA 92501, Attention: Mervyn Manalo, Supervising Development Specialist, by March 17, 2025 or may appear and be heard at the time of approval on or about March 18, 2025.

AVISO PÚBLICO

16 de febrero de 2025

Junta de Supervisores del Condado de Riverside
Centro Administrativo del Condado
4080 Lemon Street, 5º piso
Riverside, California 92501

(951) 955-0774 Mervyn Manalo

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERESADAS:

El Departamento de Vivienda y Soluciones para la Fuerza Laboral del Condado de Riverside por la presente notifica a los miembros preocupados del público de conformidad con 24 CFR §91.105 de su intención de enmendar el Plan de Acción de un Año 2008-2009 y el Plan de Acción de un Año 2010-2011 del Plan Consolidado de Cinco Años 2009-2014. Esta enmienda informa sobre un cambio sustancial en el Plan de Acción. Se produce un cambio sustancial si el uso de los fondos se cambia de una actividad elegible a otra; se financia una nueva actividad propuesta que no se describía en el Plan Consolidado; un aumento en la cantidad de fondos de Planificación y Desarrollo Comunitario (CPD) asignados a una actividad existente; o se cancela una actividad financiada descrita en el Plan Consolidado.

El siguiente resumen presenta una descripción general de un proyecto propuesto que se agregará a la lista de actividades financiadas del programa del Programa de Estabilización de Vecindarios (NSP):

Proyectos añadidos:

Sandstone Valley Apartments - \$3,000,000 propuestos en fondos de NSP para el desarrollo y construcción de un complejo de viviendas multifamiliares de 96 unidades para familias calificadas de bajos ingresos en la ciudad de Murrieta en el condado de Riverside.

Viscar Terrace Apartments - \$2,685,744 propuestos en fondos de

NSP para el desarrollo y construcción de un complejo de viviendas multifamiliares de 172 unidades para familias calificadas de bajos ingresos en la ciudad de Murrieta en el condado de Riverside

Se anticipa que la Junta de Supervisores tomará acción sobre la enmienda en su reunión ordinaria que se llevará a cabo el 18 de marzo de 2025 o alrededor de esa fecha en la sala de reuniones de la Junta de Supervisores, Condado de Riverside, Centro Administrativo, 4080 Lemon Street, Riverside, California. Cualquiera persona interesada que desee comentar puede enviar comentarios por escrito al Departamento de Vivienda y Soluciones de la Fuerza Laboral del Condado de Riverside, 3403 Tenth Street, Riverside, CA 92501, Atención: Mervyn Manalo, Especialista Supervisor de Desarrollo, antes del 17 de marzo de 2025 o puede comparecer y ser escuchado en el momento de la aprobación el 18 de marzo de 2025 o alrededor de esa fecha.

The Press-Enterprise
Published: 2/16/25



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-81705

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
HOUSING & WORKFORCE SOLUTIONS	JUGARCIA@RIVCO.ORG	03/19/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
RIVERSIDE	E-202500232	
PROJECT TITLE		

SUBSTANTIAL AMENDMENT TO THE 2009-2009 ONE YEAR ACTION PLAN OF THE 2009-2014 FIVE-YEAR CONSOLIDATED PLAN AND ADD THE NEW NEIGHBORHOOD STABILIZATION PROGRAM

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COUNTY OF RIVERSIDE HOUSING & WORKFORCE	JUAN GARCIA	(951) 955-0774
PROJECT APPLICANT ADDRESS	CITY	STATE
4080 LEMON STREET, SUITE 400	RIVERSIDE	CA
		ZIP CODE
		92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

X *I. Tejada*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Isabel Tejada



FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-RecorderE-202500232
03/19/2025 10:56 AM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy

**Notice of Exemption**

To:
☒ Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public
Agency: County of Riverside
Address: 4080 Lemon Street, Suite 400
Riverside, CA 92501
Contact: Mervyn Manalo
Phone: (951) 955-0774

☒ County Clerk
County of: Riverside
2724 Gateway Drive
P.O. Box 751
Address: Riverside, CA 92502-0751

Lead Agency (if different from above):
Address:
Contact: Juan Garcia
Phone: (951) 955-8126

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Substantial Amendment to the 2008-2009 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new Neighborhood Stabilization Program (NSP1) activity for the development and construction of Sandstone Valley Apartments in the City of Murrieta (\$3,050,000); and Substantial Amendment to the 2010-2011 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new activity with Neighborhood Stabilization Program (NSP3) activity for the development and construction of Viscar Terrace Apartments in the City of Murrieta (\$2,735,744.54).

Project Title:

Project Location (include county): Riverside County

Project Description: Pursuant to 24 CFR Part 570, 24 CFR Part 91, and the Citizens Participation Plan, the Board of Supervisors is authorized to amend the Citizen Participation Plan of the 2019-2024 Consolidated Plan and approve and adopt substantial amendments to the 2008-2009 One-Year Action Plan (NSP1) and 2010-2011 One-Year Action Plan (NSP3) of the 2019-2024 Consolidated Plan for the HUD-funded NSP programs.

Project Sponsor: County of Riverside

This is to advise that the County of Riverside Board of Supervisors approved the above project on

☒ Lead agency or ☐ Responsible Agency

March 11, 2025

(Tentative date)

and has made the following determinations regarding the above-described project:

Exempt Status: (Check one)

- ☐ Ministerial (Section 21080 (b) (1); Section 15268);
☐ Declared Emergency [Section 21080 (b) (3); Section 15239(a)];
☐ Emergency Project [Section 21080 (b) (4); Section 15269 (b) (c)];
☐ Statutory Exemption (Section Number: _____)
☐ Categorical Exemption: Class 1 (Section Number: _____)
☒ These activities are not subject to CEQA pursuant to Section 15061 (b) (3)
☐ Other

Signature: (Public Agency)

Juan Garcia

Title: Deputy Director

Date:

2/25/25

Date received for filing at OPR:

Document Root (Read-Only)

Selected Document

2025030773 - NOE - Substantial Amendment to the 2008-2009 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new Neighborhood Stabilization Program (NSP1

Riverside County

Created - 3/19/2025 | Submitted - 3/19/2025 | Posted - 3/19/2025 | Received - 3/19/2025 | Published - 3/19/2025

Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Substantial Amendment to the 2008-2009 One-Year Action Plan of the 2009-2014 Five-Year Consolidated Plan to add the new Neighborhood Stabilization Program (NSP1

Document Description

Pursuant to the 24 CFR Part 570, 24 CFR Part 91, and the Citizens Participation Plan, the Board of Supervisors is authorizes to amend the Citizen Participation Plan of the 2019-2024 Consolidated Plan and approve and adopt substantial amendments to the 2008-2009 One-Year Action Plan (NSP1) and 2010-2011 One-Year Action Plan (NSP3) of the 2019-2024 Consolidated Plan for the HUD-funded NSP programs.

Attachments (Upload Project Documents)

Item 3.17 NOE OCR.pdf