

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



ITEM: 3.26
(ID # 27280)

MEETING DATE:
Tuesday, May 06, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS

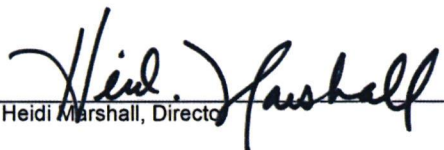
SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Re-Evaluation of Environmental Assessment Report for Sandstone Valley Apartments Located in the City of Murrieta, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 3. [\$3,000,000 - Neighborhood Stabilization Program Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Re-Evaluation of Environmental Assessment for HUD-Funded Proposals (Re-Evaluation) prepared for Sandstone Valley Apartments and conclude that all the environmental factors considered in the original Environmental Assessment previously approved by the Board on December 12, 2023 are still valid;
2. Find that, in accordance with the procedures set forth in 24 CFR 58.47(b), after re-evaluating the Environmental Assessment approved December 12, 2023 for Sandstone Valley Apartments project, the original findings set forth therein are still valid and are hereby affirmed, no data or conditions upon which they were based have been changed;

Continued on page 2

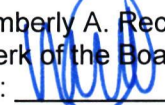
ACTION:Policy


Heidi Marshall, Director 4/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, 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: May 6, 2025
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached Re-Evaluation and Request for Release of Funds and Certification (RROF) for NSP funds for the Proposed Project and authorize the Chair of the Board to execute the Re-Evaluation and RROF on behalf of the County, to be filed with HUD; and
4. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF and Re-Evaluation, including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$3,000,000	\$ 0	\$3,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Neighborhood Stabilization Program (NSP1) Funds			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On December 12, 2023 (M.O. Item 3.24), the County of Riverside Board of Supervisors (Board) adopted the Environmental Assessment (EA) Report and Findings incorporated in the EA, adopted the Finding of No Significant Impact (FONSI), and approved Request for Release of Funds (RROF) in connection with 24 Housing Choice Voucher Project Based Vouchers (PBVs) for Sandstone Valley Apartments, a 96-unit affordable rental housing complex for low-income families (Proposed Project) located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052 (Property).

On April 9, 2024 (M.O. Item 3.14), the Board adopted Resolution 2024-084 approving funding allocation up to \$3,000,000 in Permanent Local Housing Allocation (PLHA) funds to pay a portion of the costs to develop and construct the Proposed Project. In place of PLHA funds, County is recommending to exchange PLHA funds with Neighborhood Stabilization Program (NSP) funds to assist the Proposed Project and restrict 46 units for low-income households at or below 50% of the area median income.

NEPA Review

The environmental effects of activities carried out with NSP 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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HWS has completed all applicable environmental review procedures and has re-evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. HWS completed the attached Re-evaluation of Environmental Assessment (REA) and determined the original findings are still valid and there is no need for further re-evaluation pursuant to 24 CFR Section 58.47. Public Notice for Request for Release of Funds was published on April 21, 2025, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board adopt the attached Re-evaluation of Environmental Assessment for HUD-funded Proposals 24 CFR Part 58.47 and approve the Request for Release of Funds for the NSP funds.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution to the Project will be fully funded with NSP funds from the U.S. Department of Housing and Urban Development.

Impact on Residents and Businesses

Sandstone Valley Apartments project and the 96 additional affordable rental units will have a positive impact on community members and businesses in the County of Riverside as it provides housing and supportive services for individuals experiencing homelessness as well as creates jobs for local residents.

ATTACHMENTS:

- Environmental Assessment Re-evaluation
- RROF for NSP
- FONSI (previously approved on 11/28/2023)
- Public Notice and Proof of Publication


Brianna Lontajo, Principal Management Analyst 4/30/2025


Aaron Gettis, Chief of Deputy County Counsel 4/24/2025



U.S. Department of Housing
and Urban Development
Los Angeles Field Office
611 W. 6th Street
Los Angeles, CA 90017

Re-evaluation of Environmental Assessment for HUD-funded Proposals

(24 CFR 58.47. Re-evaluation of environmental assessments and other environmental findings.)

Project Identification: Sandstone Valley Apartments

Preparer: Nicole Sanchez, Development Specialist III

Responsible Entity: County of Riverside

Month/Year: February 2025

**Re-evaluation of
Environmental Assessment**

Responsible Entity: County of Riverside Housing and Workforce Solutions

[24 CFR 58.2(a)(7)]

Certifying Officer: Chair, Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Sandstone Valley Apartments

EA Date: December 12, 2023

RROF Date Received by HUD: December 15, 2023

HUD Authorization to Use Funds Approval Date: January 2, 2024

Project Location: 41705 Hawthorn Street, Murrieta, California 92562 identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052

Estimated Total HUD Funded, Assisted or Insured Amount: \$3,000,000 Neighborhood Stabilization Program (NSP) Funds and \$12,854,160 in Housing Choice Voucher Program Project Based Vouchers

Estimated total project cost: \$56,773,699

Grant Recipient: Sandstone Valley Apartments LP

[24 CFR 58.2(a)(5)]

Recipient Address: 635 Parkview Avenue, Redding, CA 96001

Project Representative: Gregory Nestler

Telephone Number: (646) 545-6771

Description of the Original Proposal:

The Sandstone Valley Apartments project is an affordable housing project will consist of the new construction of a 96-unit apartment complex that will provide affordable housing. Of the 96-units, there will be 18 one-bedroom units, 48 two-bedroom units and 30 three-bedroom units. The one-bedroom units are approximately 604 square feet, the two-bedroom units are approximately 867 square feet and the three-bedroom units are approximately 1,028 square feet. The apartment units will be rented to low-income individuals making at or below 50% of the area median income of the County of Riverside. The project will be located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052.

In addition to the community building, two outdoor cooking areas and a children's tot lot would be provided. Access to the project site would be via two driveways located along Hawthorn Street. A total of 137 surface parking spaces would be provided throughout the perimeter of the project site, including 6 accessible spaces, and 9 electric vehicle ready spaces.

Description of Project Changes Reflected In this Re-evaluation:

Developer submitted an application to the County of Riverside for the use of \$3,000,000 in NSP funds for the Sandstone Valley Apartment project. The funds were requested due to an unforeseen increase in the cost of the construction. The scope and design of the project remain unchanged. The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

In accordance with the provisions of 24 CFR 58.47 relative to this re-evaluation, it is the finding of the Responsible Entity, that [check one of the following 2 options]:

1. ☒ **Re-evaluation of the project under Sec. 58.47 is not required.**

The scope, scale, nature, magnitude and location of the project are substantially unchanged from that as originally reviewed and approved; no new circumstances or environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions, have been discovered; and the selection of an alternative not in the original finding is not being proposed. The same conditions that previously applied to the project remain unchanged.

2. ☐ Re-evaluation of the project under Sec. 58.47 is required because (select one):

- ☐ The amendment substantially changes the nature, magnitude or extent of the project/program, including adding new activities not anticipated in the original scope;
- ☐ There are new circumstances and environmental conditions which affect the project/program or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
- ☐ An alternative has been selected not considered in the original finding.

Explain the changes, circumstances or alternative that triggers this re-evaluation:

N/A

Re-evaluation has been undertaken and the findings in the ERR have been updated per Sec. 58.47(b) as follows:

N/A

Having undertaken the procedures in 58.47(b), it is determined that (select one):

☒ The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

☐ The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared. *Note: If this box is checked, CD Specialists must wait until the entire process of completing the checklists, publication and ROF is completed before signing below.*

Preparer's signature:

I certify to the accuracy of the above statement(s).

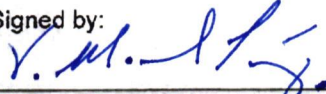


On behalf of Nicole Sanchez, Development Specialist III
Mervyn Manalo, Supervising Development Specialist

Date: 4/22/2025

Responsible Entity:

Signed by:



V. Manuel Perez, Chair, Riverside County of Riverside
Board of Supervisors

Date: MAY 06 2025

ATTEST:

KIMBERLY A. RECTOR, Clerk

By 

DEPUTY

FORM APPROVED COUNTY COUNSEL

BY: 

AMRITHA HILLON

DATE

4/22/2025

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 04/30/2027)

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) Neighborhood Stabilization Program (NSP)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.256	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 Community Planning and Development 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-Neighborhood Stabilization Program/Sandstone Valley Apartments	10. Location (Street address, city, county, State) 41705 Hawthorn Street, Murrieta, CA 92562 APNs: 909-020-020, 909-020-021 and 909-020-052
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11. Program Activity/Project Description

Sandstone Valley Apartments LP, a California limited partnership (Developer) has requested \$3,000,000 in Neighborhood Stabilization 1 Program (NSP 1) funds, to fill the \$3,000,000 permanent financing gap for the Sandstone Valley Apartments (Proposed Project).

The Proposed Project will consist of 96-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families located on 3.6 acres of land located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052 (Property). The Proposed Project will consist of a total of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. A total of 46 units will be reserved as NSP1 assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income (NSP-Assisted Units).

In addition to the NSP1 funds other financing sources for the Proposed Project are anticipated to include \$3,000,000 in HHIP funds from the County of Riverside, \$26,652,201 in tax exempt bonds, \$8,747,882 construction loan, \$5,406,500 tax credit equity, \$3,263,359 State of California Tax Credit Equity, and \$7,663,757 in deferred costs. The total cost of development during the permanent financing period is approximately \$56,733,699

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
V. MANUEL PEREZ

Date signed

MAY 06 2025

Address of Certifying Officer

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

We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Previous editions are obsolete

ATTEST:
KIMBERLY A. RECTOR, Clerk

By 
DEPUTY
MAY 06 2025 3.26

FORM APPROVED COUNTY COUNSEL

BY 
AMR C. DILLON

DATE

form HUD-7015.15 (1/99)



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: Sandstone-Valley-Apartments-

HEROS Number: 900000010357623

Project Location: 41705 Hawthorn St, Murrieta, CA 92562

Additional Location Information:

The Sandstone Valley Apartment Project would construct and operate a new 96 unit affordable housing community with related infrastructure improvements on three parcels totaling approximately 3.6 acres located at 41705 Hawthorn Street in the City of Murrieta, Riverside County (APN 909020020, 909020021, 909020052). The project location is shown in Figure 1 - Vicinity Map.

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

CRP Affordable Housing and Community Development, Inc. The project proposes a 100 percent affordable multi family residential development consisting of 96 units within four 3 story (40 feet in height), Type VA construction buildings. The proposed unit mix would be comprised of 12 one bedroom units, 48 two bedroom units, and 36 three bedroom units. Each unit includes an outdoor patio or balcony. Sixteen of the ground floor units would include mobility features and the remaining 16 would be adaptable units. A single story, 2,672 square foot community building is also proposed adjacent to Building A in the southcentral portion of the site. In addition to the community building, two outdoor cooking areas and a childrens tot lot would be provided. Access to the project site would be via two driveways located along Hawthorn Street. A total of 137 surface parking spaces would be provided throughout the perimeter of the project site, including 6 accessible spaces, and 9 electric vehicle ready spaces. Access to Hawthorn Street and the project site are provided by Adams Avenue, located approximately 350 feet southwest of the project site. The closest major crossroads to the project site are Jefferson Avenue and Murrieta Hot Springs Road, located approximately 600 feet northeast of the site. The project is expected to be constructed consistent with Green Point Gold standards and be fully electric. No natural gas would be used. Prior to construction, the existing improvements would be demolished. Demolition is expected to begin in Summer 2023. The project would require approximately 26,700 cubic yards (CY) of cut, 7,020 CY of fill, and a net export of 19,680 CY of material. Construction of the buildings would occur for approximately two years, with an opening year of 2025. The proposed site plan is shown as Figure 2. Construction activities are expected to occur five days per week, 8 hours per day, between 8:00 am and 5:00 pm. A total of 24 project based vouchers valued at approximately \$7,000,000 over a 20 year term have been approved. Funds would be allocated from resources using Housing and Urban Development (HUD) funds; and thus, the project is subject to National Environmental Policy Act (NEPA) review by HUD to demonstrate compliance with applicable federal

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regulations. The appropriate level of documentation is an Environmental Assessment prepared consistent with 24 CFR Part 58.

Funding Information

Grant Number	HUD Program	Program Name
PBV3-22-001	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$12,854,160.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$60,147,629.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	The following permits and/or discretionary actions will be obtained by the project applicant: Design Review Approval - City of Murrieta

Project Mitigation Plan

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: 11/3/2023

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

Certifying Officer Signature: [Signature] Date: 12/12/2023

Name/ Title: KEVIN JEFFRIES 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.

KIMBERLY A. RECTOR, Clerk

By [Signature]
DEPUTY

11/03/2023 19:18

FORM APPROVED COUNTY COUNSEL
BY [Signature] DATE 11/28/2023
AMRIT P DHILLON

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PUBLIC NOTICE
April 21, 2025

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparer (760) 863-2825

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about May 6, 2025, 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 Neighborhood Stabilization Program (NSP) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Sandstone Valley Apartments

PURPOSE: The project activity includes the use of \$3,000,000 in NSP funds for the construction of Sandstone Valley Apartments (Sandstone Valley) by Sandstone Valley Apartments LP, a California limited partnership. Sandstone Valley will consist of the new construction of a 196-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of a total of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. A total of 24 units will be reserved as NSP assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income (NSP-Assisted Units).

LOCATION: The property sits on three parcels totaling approximately 3.6 acres of land located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052.

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 Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before May 6, 2025** 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 Offices: Office of Public Housing at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

21 de Abril del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside 3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparadora (760) 863-2825.

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El **6 de mayo de 2025** o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Ángeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación del Programa de Estabilización de Vecindarios (NSP) a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Sandstone Valley Apartments

PROPÓSITO: La actividad del proyecto incluye el uso de \$3,000,000 en fondos de NSP para la construcción de Sandstone Valley Apartments (Sandstone Valley) por Sandstone Valley Apartments LP, una sociedad limitada de California. Sandstone Valley consistirá en la nueva construcción de un complejo de viviendas de alquiler asequible de 196 unidades de desarrollo multifamiliar (que incluye una unidad del gerente) para familias de bajos ingresos. El Proyecto Propuesto constará de un total de 18 unidades de un dormitorio, 48 unidades de dos dormitorios, 30 unidades de tres dormitorios con una (1) unidad de dos dormitorios restringida como unidad del administrador. Un total de 24 unidades se reservarán como unidades asistidas por NSP restringidas a hogares cuyos ingresos no excedan el 50% del ingreso medio del área del Condado de Riverside (unidades asistidas por NSP).

UBICACIÓN: La propiedad se encuentra en tres parcelas que suman aproximadamente 3.6 acres de terreno ubicadas en 41705 Hawthorn Street, en la Ciudad de Murrieta, identificadas como Parcelas del Tasador Números 909-020-020, 909-020-021 y 909-020-052.

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

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la

Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harivco.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Nicole Sánchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a NiSanchez@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 6 de mayo del 2025** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

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

THE PRESS-ENTERPRISE

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3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

Riverside County / HWS
3403 Tenth Street
Riverside, California 92501

Account Number:	5272431
Ad Order Number:	0011730529
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	04/21/2025
Total Amount:	\$2621.64
Payment Amount:	\$0.00
Amount Due:	\$2621.64
Notice ID:	s8q2xxXpg2F2JNr1MsVX
Invoice Text:	<p>public notice April 21, 2025 Riverside County, Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, California 92501 Nicole Sanchez, Preparer (760) 863-2825 TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS : These notices shall satisfy procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address. REQUEST FOR RELEASE OF FUNDS On or about May 6, 2025 , 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 Neighborhood Stabilization Program (NSP) through the Housing Authority of the County of Riverside, to undertake the following project: PROJECT NAME : Sandstone Valley Apartments PURPOSE: The project activity includes the use of \$3,000,000 in NSP funds for the construction of Sandstone Valley Apartments (Sandstone Valley) by Sandstone Valley Apartments LP, a California limited partnership. Sandstone Valley will consist of the new construction of a 196-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of a total of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. A total of 24 units will be reserved as NSP assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income (NSP-Assisted Units). LOCATION: The property sits on three parcels totaling approximately 3.6 acres of land located at 41705 Hawthorn Street, in the City of Murrieta, identified</p>

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Riverside County / HWS
3403 Tenth Street , Suite 300
Riverside, California 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011730529

FILE NO. 0011730529

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:

04/21/2025

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

Date: April 21, 2025.

At: Riverside, California



Signature

April 21, 2025
Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparer (760) 863-2825

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

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PROJECT NAME : Sandstone Valley Apartments

PURPOSE: The project activity includes the use of \$3,000,000 in NSP funds for the construction of Sandstone Valley Apartments (Sandstone Valley) by Sandstone Valley Apartments LP, a California limited partnership. Sandstone Valley will consist of the new construction of a 196-unit multi-family development (which includes one manager's unit) affordable rental housing complex for low-income families. The Proposed Project will consist of a total of 18 one-bedroom units, 48 two-bedroom units, 30 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. A total of 24 units will be reserved as NSP assisted units restricted to households whose incomes do not exceed 50% of the Riverside County Area Median Income (NSP-Assisted Units).

LOCATION: The property sits on three parcels totaling approximately 3.6 acres of land located at 41705 Hawthorn Street, in the City of Murrieta, identified as Assessor's Parcel Numbers 909-020-020, 909-020-021 and 909-020-052.

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 Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harivco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NISanchez@rivco.org. All comments received at the address specified above on or before May 6, 2025 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 Offices: Office of Community Planning and Development at HUD Los Angeles Field Office 300 N. Los Angeles St., Room 4054, Los Angeles, CA 90012

NOTICIA PUBLICA

21 de Abril del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de
Riverside 3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparadora (760) 863-2825.

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 6 de mayo de 2025 o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la liberación del Programa de Estabilización de Vecindarios (NSP) a través de la Autoridad de Vivienda del Condado de Riverside, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Sandstone Valley Apartments

PROPÓSITO: La actividad del proyecto incluye el uso de \$3,000,000 en fondos de NSP para la construcción de Sandstone Valley Apartments (Sandstone Valley) por Sandstone Valley Apartments LP, una sociedad limitada de California. Sandstone Valley consistirá en la nueva construcción de un complejo de viviendas de alquiler asequible de 196 unidades de desarrollo multifamiliar (que incluye una unidad del gerente) para familias de bajos ingresos. El Proyecto Propuesto constará de un total de 18 unidades de un dormitorio, 48 unidades de dos dormitorios, 30 unidades de tres dormitorios con una (1) unidad de dos dormitorios restringida como unidad del administrador. Un total de 24 unidades se reservarán como unidades asistidas por NSP restringidas a hogares cuyos ingresos no excedan el 50% del ingreso medio del área del Condado de Riverside (unidades asistidas por NSP).

UBICACIÓN: La propiedad se encuentra en tres parcelas que suman aproximadamente 3.6 acres de terreno ubicadas en 41705 Hawthorn Street, en la Ciudad de Murrieta, identificadas como Parcelas del Tasador Números 909-020-020, 909-020-021 y 909-020-052.

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

NO HAY IMPACTO SIGNIFICATIVO

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

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LIBERACION DE FONDOS

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1. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
2. el Condado de Riverside omitió un paso o no tomó una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
3. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
4. otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha

presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Community Planning and Development ubicado en HUD Los Angeles Field Office 300 N. Los Angeles St., Room 4054, Los Angeles, CA 90012 CPDLA@hud.gov . Los posibles oponentes deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.

The Press-Enterprise
Published: 4/21/25