

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

153



FROM: Economic Development Agency

SUBMITTAL DATE:
August 7, 2007

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment and Intent to Request Release of Funds for La Quinta Dune Palms Apartments

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report and FONSI for the La Quinta Dune Palms Apartments project based on the findings incorporated in the report and conclude that the project is not an action which may effect the quality of the environment;
2. Approve the attached Request for Release of Funds; and
3. Authorize the Chairman of the Board of Supervisors to execute the Request for Release of Funds and Environmental Assessment Report to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: The environmental effects of activities carried out with HOME Investment Partnerships Act grant funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR parts 50 and 58. These regulations specify procedures for conducting environmental review, including finding a level of clearance and requesting release of funds. (Continued on page 2)

RZ:DL:ER:TF:JG

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Robin Zimpfer
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

Policy Policy

Consent Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 4th

Agenda Number:

RECEIVED BIAER
3.13

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 8/21/07
MICHELLE CLACK

Departmental Concurrence

BACKGROUND (Continued): The Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed La Quinta Dune Palms Apartments project would not have a significant effect on the environment. Publishing requirements have been met in accordance with 24 CFR 58.43 and 58.45.

PROJECT DESCRIPTION:

The applicant, Coachella Valley Housing Coalition (CHVC), a non-profit housing developer, is proposing to use up to \$1,000,000 in HOME funds for the development and construction of a two hundred eighteen (218) unit family housing complex for lower-income families in the city of La Quinta in Riverside County. The family housing complex will be built on a 14.81 acre lot surrounded by a commercial building, residential neighborhoods, and the Desert Sand's Unified School District offices. The proposed project will consist of 22 one-bedroom, 68 two-bedroom, 102 three-bedroom, 24 four-bedroom units, and two additional three-bedroom units to be used as manager's units. The project is located on the northwest corner of 48th Avenue and Dune Palms Road.

The applicant intends to use up to \$1,000,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by the applicant include a \$4,515,000 private loan from Citibank, a \$30,153,435 deferred loan from the Redevelopment Agency of the City of La Quinta, a \$10,000,000 loan from the State of California Department of Housing and Community Development Multi-Family Housing Program (MHP), a limited partner tax credit equity contribution of \$43,590,978, and general partner contribution of \$1,300,000. The total development costs are estimated to be \$90,559,413.

County Counsel has reviewed and approved the attached Environmental Assessment and Request for Release of Funds. Staff recommends that the Board approve the attached documents.



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

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004
[Previously recommended EA formats are obsolete].

Project Identification: La Quinta Dune Palms Apts. (HM4-07-001)

Preparer: Juan J. Garcia, Development Specialist

Responsible Entity: County of Riverside

Month/Year: August/2007

Environmental Assessment

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

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

Project Name: La Quinta Dune Palms Apts. (HM4-07-001)

Project Location: The project is located in the City of La Quinta in Eastern Riverside County. The site is approximately 14.81 acres of land located on the northwest corner of 48th Avenue and Dune Palms Road with Assessor Parcel Number 600-020-030

Estimated total project cost: \$90,559,413

Grant Recipient [24 CFR 58.2(a)(5)]: Coachella Valley Housing Coalition

Recipient Address: 45-701 Monroe Street, Suite G, Indio, CA 92201

Project Representative: Maryann Ybarra

Telephone Number: (760) 347-3157

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

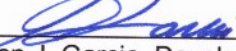
FINDING: [58.40(g)]

Finding of No Significant Impact

(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact

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

Preparer Signature:  **Date:** 8/9/07
Name/Title/Agency: Juan J. Garcia, Development Specialist, Economic Development Agency

RE Approving Official Signature: _____ **Date:** _____
Name/Title/ Agency: John Tavaglione, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL

BY:  8/21/07
MICHELLE CLACK DATE

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

Coachella Valley Housing Coalition (CHVC) has applied for \$1,000,000 in HOME funds to provide for the development and construction of an approximately 218-unit affordable housing apartment complex designed for large families in the City of La Quinta in the County of Riverside.

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

The project consists of a 218-unit affordable housing apartment complex designed for large families that will be built on a 14.81 acre vacant lot surrounded by a commercial building (Sam's Club) to the north, residential neighborhoods to the west and south, and the Desert Sands Unified School District offices to the east. The proposed project will consist of 22 one-bedroom, 68 two-bedroom, 102 three-bedroom units, 24 four-bedroom units, and 2 additional 3 bed-room units to be used as manager's units. The project also includes a 2,992 square foot community room and a 3,048 square foot day care center. The community room will include a computer lab, a full kitchen, and access to an outdoor courtyard equipped with barbecue grills. The community room will be used to provide the following services to residents free of charge: ESL classes, computer training, parenting skills classes, planned parenthood, homeownership program, aquatics program, after school program and summer camp programs.

The units will serve families whose incomes are at no more than 50% of the Area Median Income.

The applicant intends to use up to \$1,000,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by the applicant include a \$4,515,000 private loan from Citibank, a \$30,153,435 deferred loan from the Redevelopment Agency of the City of La Quinta, a \$10,000,000 loan from the State of California Department of Housing and Community Development Multi-Family Housing Program (MHP), a limited partner tax credit equity contribution of \$43,590,978, and general partner contribution of \$1,300,000. The total development costs are estimated to be \$90,559,413.

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

The project is located on a 14.81 acre vacant lot in the City of La Quinta. The proposed family housing complex will be surrounded by a commercial building (Sam's Club) to the north, residential neighborhoods to the west and south, and the Desert Sands Unified School District offices to the east. The site topography is undeveloped and vacant, consists primarily of silty sand and desert vegetation and was formerly used partially as an agricultural site. The site contains numerous sand dunes of various heights and based on existing site topography, site grading is expected to consist of cuts and fill of about 15 feet. The site is approximately 60 feet above sea level.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	The proposed project is not expected to have an adverse impact on any historic, architectural or cultural resources. Historical Verification Report was submitted to SHPO on 7/02/07 (30 day review period ends 8/02/07). However, the general vicinity is one of potential significance as having been adjacent to the lakeshore of previously-existing Lake Cahuilla. Archeologist from the Keith Companies conducted a Phase I and Phase II Cultural Resources investigation of the project site. The investigation involved both archival and site examinations. The following recommendation was made by the archeologist: Prior to issuance of building permits, applicant shall submit an Archeological Monitoring program for approval by the responsible reviewing agencies of the City of La Quinta. <i>Sources:</i> Phase I Resources Investigation report prepared by The Keith Companies on Sept. 2004; Phase II Testing and Data Recovery at The Hammer Property prepared by The Keith Companies on February 2005; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff site visit June 29, 2007.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project does not involve property acquisition, land management, construction or improvement within a 100 year floodplain (Zones A or V) or 500 year floodplain (Zone B) identified on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Number 060709 0005 B, effective August 19, 1991. The project is located within FEMA area Zone X Flood Hazard Area. <i>Sources:</i> FEMA FIRM Map; Geotechnical Engineering Report by Earth Systems Southwest dated July 13, 2006; Riverside County G.I.S. Land Information System.
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The proposed project is not located on or adjacent to a wetland. Thus, the project is not expected to have an adverse impact on any wetlands. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff site visit on June 29, 2007.
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The project is not located within the Coastal Zone, as there are no coastal areas in Riverside County. Thus, the project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff site visit on June 29, 2007.
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The project is not located within an area designated as being supported by a sole source aquifer, as shown on the map of "Designated Sole Source Aquifers in EPA Region IX" updated February 28, 2006. <i>Sources:</i> findings are based on a review conducted on June 28, 2007, on the EPA website (web address http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg9.pdf); La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.

<p>Endangered Species Act [50 CFR 402]</p>	<p>An analysis of the project site in relation to the General Plan indicates that the project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat. However, the site is in the fee mitigation area (but not a reserve) for the Fringe-Toed Lizard. Before issuance of a building permit, applicant shall pay \$600 per acre developed to the City of La Quinta as part of the Coachella Valely fringe-toed lizard mitigation plan. The mitigation fee is used to purchase fringe-toed lizard habitat in special preserves, for the purposes of maintaining suitable habitat for the fringe-toad lizard. This mitigation is expected to reduce potential project impacts to endangered species resources to less than significant. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.</p>
<p>Wild and Scenic Rivers Act [Sections 7 (b), (c)]</p>	<p>Compliance steps are not invoked. The project is not located near a listed Wild and Scenic River. The project will not have an effect on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic River Systems. <i>Sources:</i> These finding are based on a review of the National Wild and Scenic Rivers Systems website, last updated on July 2007 (web address http://www.rivers.gov/wildriverslist.html); EDA staff site visit on June 29, 2007; City of La Quinta General Plan.</p>
<p>Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]</p>	<p>The site is proposed for the development of a 218-unit family housing complex. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the City of La Quinta. The development phase of the project could result in a temporary increase in particulate matter (dust). Impacts resulting in an increase in particulate matter will be mitigated through conditions of approval as required by the Department of Building and Safety during the development review process. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.</p>
<p>Farmland Protection Policy Act [7 CFR 658]</p>	<p>The project site does not appear to be classified as agriculturally significant land by the U.S. Soil and Conservation Service. As such, the project is not expected to adversely impact California's inventory of significant farmland. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; Riverside County G.I.S. Land Information System; EDA staff site visit on June 29, 2007.</p>
<p>Environmental Justice [Executive Order 12898]</p>	<p>Compliance steps are not invoked. The proposed site is suitable for the proposed use and will not be adversely impacted by adverse environmental conditions nor will it impact low-income or minority populations. <i>Sources:</i> City of La Quinta General Plan; EDA staff evaluation.</p>

HUD Environmental Standards

Determination and Compliance Documentation

<p>Noise Abatement and Control [24 CFR 51 B]</p>	<p>A noise analysis was conducted by traffic engineering consulting firm Urban Crossroads to determine the noise impacts associated with the development of the proposed project. According to the noise contours for General Plan buildout conditions, the noise levels for the exterior living areas located within 139 feet from Dune Palms Road and 178 feet from Avenue 48 will exceed the City's 65 dBA CNEL for residential areas. With a noise barrier (perimeter wall), these noise levels will be reduced to a level below 65 dBA CNEL. Also, prior to the issuance of the first grading permit, applicant shall submit a final noise study and construction mitigation program meeting the approval of the appropriate responsible reviewing agencies of the City of La Quinta. <i>Sources:</i> Noise Analysis prepared by Urban</p>
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	Crossroads, Inc. dated October 12, 2004; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The site is not listed on the Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese List). A phase I Environmental Site Assessment was undertaken by Earth Systems Southwest in March 2004, which identified possible underground storage tanks (USTs), lead and DDT-related issues on the project site. Based on this initial investigation, a Phase II investigation was undertaken. This effort resulted in the conclusion that no USTs are present and lead residues were removed. Lastly, while low concentrations of DDT and its breakdown products were detected in tests performed on surface soil on site, the concentrations were well below the residential preliminary remediation goals (PRGs). The conclusion of this Phase II Environmental Assessment is the potential environmental impacts from hazardous materials on the site are less than significant. <i>Sources:</i> Report of Phase I Environmental Site Assessment prepared by Earth Systems Southwest dated March 22, 2004; Phase II Investigation and Lead Removal prepared by Earth Systems Southwest dated May 5, 2004; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; EDA staff site visit on June 29, 2007.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	Compliance steps are not invoked. The Phase I Environmental Assessment report prepared by Earth Systems Southwest found three sites that are generators of hazardous waste near the project site. One of the sites the Desert Sands Unified School District, is located on the east side of Dune Palms Road, and the other two sites, Torree Nissan and Mazda Superstore, are located about ½ mile northwest of the project site. No problems have been reported. Therefore, these sites are not considered to be a threat to the proposed project site. <i>Sources:</i> Report of Phase I Environmental Site Assessment prepared by Earth Systems Southwest dated March 22, 2004; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; EDA staff site visit on June 29, 2007.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located in the runway clear zone of an airport nor is the project adversely impacted by a military airfield. The closest airport, the Bermuda Dunes Airport, is well outside of the 65 dBA noise contour of the project site. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; Riverside County G.I.S. Land Information System; EDA staff site visit on June 29, 2007.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
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Conformance with Comprehensive Plans and Zoning	1	The proposed site has a current zoning of Regional Commercial (C-R) which allows multi-family housing development of a maximum of 16 units per acre with a maximum density of 17.5 units per acre for affordable housing. The proposed density is 14.7 units per acre. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. As such, no adverse impacts are expected. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; Riverside County G.I.S. Land Information System.
Compatibility and Urban Impact	1	Land use designations on both the General Plan and zoning call for residential development. The proposed project is compatible with existing residential uses in the immediate neighborhood . The proposed project site is surrounded by a commercial building (Sam's Club) to the north, residential neighborhoods to the west and south, and and the Desert Sands Unified School District offices to the east. Giving the need for low-and-moderate income housing in the City of La Quinta and the relatively small portion of the total growth that the project will represent, the impacts related to population growth are anticipated to be less than significant. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.
Slope	1	The project site is not located in a mountainous area in the General Plan. The site is a relatively flat parcel of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. <i>Sources:</i> Geotechnical Engineering Report by Earth Systems Southwest dated July 13, 2006; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff site visit on June 29, 2007.
Erosion	1	At present, the proposed project site consists of low-lying vegetation, tumbleweeds, scattered date palm trees, deposits of palm fronds, construction debris, and trash. Construction activities during the grading and construction phase of the development may cause erosion. Per the recommendation made on the Geotechnical Engineering Report dated July 13, 2006 the site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District (SCAQMD). Any impacts created will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. <i>Sources:</i> Geotechnical Engineering Report by Earth Systems Southwest dated July 13, 2006; Geotechnical Engineering Report by Earth Systems Southwest dated July 13, 2006; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff evaluation; EDA staff site visit on June 29, 2007.
Soil Suitability	1	As a new multi-family housing project, any impacts created will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. No adverse impacts are expected regarding soil suitability. <i>Sources:</i> Geotechnical Engineering Report by Earth Systems Southwest, dated July 13, 2006; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; EDA staff site visit on June 29, 2007.

Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the proposed project. Any impacts created by the proposed development will be addressed and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; EDA staff evaluation.
Energy Consumption	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta. Thus, impacts related to the energy consumption are considered less than significant. <i>Sources:</i> City of La Quinta General Plan.

Noise - Contribution to Community Noise Levels	1	A noise analysis was conducted by traffic engineering consulting firm Urban Crossroads to determine the noise impacts associated with development of the proposed project. According to the report, the proposed project will not create a noise level increase of 3.0 dBA or greater. An increase of less than 3.0 dBA CNEL is generally considered to be insignificant in terms of community noise impact assessment. However, the project has the potential to increase the noise levels surrounding the project site during the construction phase. To minimize the potential short-term noise impacts during the construction activities for the proposed project, the following construction noise mitigation measures are recommended in the report: (i) During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating maintained mufflers, consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. (ii) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction. (iii) The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City staff. (iiii) The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routers shall not pass sensitive land uses or residential dwellings. <i>Sources:</i> Noise Analysis prepared by Urban Crossroads, Inc. dated October 12, 2004; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed construction project is not expected to have an adverse impact on ambient air quality in the City of La Quinta. Likewise, future residents of the construction project are not expected to be adversely impacted by existing air quality in the area. The development phase of the project could result in the temporary increase in the amount of airborne particulate. Any such impacts, however, will be addressed through the conditions of approval and adherence to the city's dust control ordinance. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed development is located in a mixed residential/commercial area. The applicant will construct the proposed development which will be compatible to surrounding areas. Any impacts created by the proposed development will be addressed and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies.

		Therefore, no adverse impact to issues relating to visual quality, coherence, diversity, compatible use and scale are expected. <i>Source:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; EDA staff site visit on June 29, 2007.
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Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The project is consistent with the General Plan. It is unlikely that these populations will have an adverse impact on the demographics or adversely alter the character of other adjacent areas because the size of the project is a very small increment of the buildout of the City of La Quinta. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.
Displacement	1	The project site is currently vacant. No impact to issues relating to displacement are expected. <i>Source:</i> EDA staff site visit on June 29, 2007.
Employment and Income Patterns	1	The applicant is proposing the construction of a 218-unit family housing complex. It is unlikely that these populations will have an adverse impact on the employment of the area as the size of the project is a very small increment of the buildout of the City of La Quinta. Project construction is expected to generate some temporary part time construction jobs. However, employment and income patterns in the area are not expected to be impacted in any adverse way. <i>Sources:</i> City of La Quinta General Plan; EDA staff evaluation.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	Many of the schools in the district are at or nearing capacity levels. The Desert Sands Unified School District (DSUSD), has 10 new schools on the drawing board and plans to open new schools in the vicinity of Eisenhower and Calle Tampico and on Madison. These facilities will relieve the schools serving the project site. The DSUSD has adopted a school impact resolution and collects developer fees to offset the increase in students resulting from new development. These mitigation are expected to reduce potential project impacts to education facilities resources to less than significant levels. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.
Commercial Facilities	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta. The proposed development is located within walking distance to the nearest grocery store. The nearest grocery store is within .7 miles from the project area. Bus transportation and stop is located on the corner of Highway 111 near the La Quinta High School which is .5 miles from the project area. Thus, impacts related to the existing commercial facilities are considered less than significant. <i>Sources:</i> EDA staff site visit on June 29, 2007; Sun Line Transit Agency.
Health Care	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta. Major medical care is available at John F. Kennedy Memorial Hospital in La Quinta, 2.5 miles from the project site, which has a combined capacity of over 145 beds. Thus, impacts related to the existing health care facilities and medical practitioners located in the City of La Quinta are considered less than significant. <i>Sources:</i> Office of Statewide Health Planning and Development

		Healthcare Quality and Analysis Division list of licensed California Hospitals.
Social Services	1	The proposed construction project is not expected to have an adverse impact on existing social services available in the Western Riverside County area. Most social services provide by the County are dispensed through offices located in nearby cities like Palm Springs, Cathedral City and Indio. For example, offices of the Department of Social Services and the Senior Nutrition Program are located in the City of Cathedral City, while services related to mental health, and drug abuse are located in Palm Springs. In addition the following services will be available free of charge to the residents living at the project: ESL classes, art classes, nutrition classes, cultural programs, computer training classes, parenting skills classes, planned parenthood, homeownership classes, an after-school program and summer camp program. <i>Source:</i> EDA staff evaluation.
Solid Waste	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta . Thus, impacts related to issues with solid waste are considered less than significant. <i>Sources:</i> City of La Quinta General Plan; EDA staff analysis.
Waste Water	1	The Coachella Valley Water District (CVWD) operates and maintains the sanitary sewage collection and treatment system for the City of La Quinta. CVWD is continuously increasing the capacity of all its wastewater treatment facilities to meet demands. The proposed project is consistent with the City of La Quinta's General Plan and its wastewater conveyance and treatment needs constitute only a small part of the buildout proposed in the General Plan. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.
Storm Water	1	The proposed project will result in a decrease in water absorption rates because the amount of impermeable surface on the site will be increased over existing conditions. This will also result in the generation of additional runoff of the project site. To compensate for the additional runoff, drainage facilities will be provided as part of the project to direct this runoff to onsite retention basins, thereby ensuring that such impacts are less than significant. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004.
Water Supply	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta. Adequate capacity for water services for the project site are available from Coachella Valley Water District. <i>Sources:</i> City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004
Public Safety - Police	1	Police service is provided by the Riverside Sheriff's Department, under contract with the City of La Quinta. With the inclusion of standard conditions of approval, potential adverse impacts relative to police protection are expected to be less than significant. <i>Sources:</i> City of La Quinta General Plan; City of La Quinta Police Department.
- Fire	1	The Riverside County Fire Department provides fire protection under contract with the City of La Quinta. With the inclusion of standard conditions of approval, potential adverse impacts relative to fire protection are expected to be less than significant. <i>Sources:</i> City of La Quinta General Plan; County of Riverside Fire Department.
- Emergency Medical	1	The project is consistent with the General Plan and represents a

		very small increment of the buildout of the City of La Quinta. Thus, impacts related to the emergency medical services or other governmental services are considered less than significant. <i>Sources: City of La Quinta General Plan.</i>
Open Space and Recreation - Open Space	1	The proposed construction is not expected to have a significant or adverse impact on open space resources in the City of La Quinta. <i>Source: City of La Quinta General Plan.</i>
- Recreation	1	The potential development of 218 residential units could be expected to slightly increase the demand for parks. The closest park to the project site is La Quinta Park, located on Westward Ho Drive, east of Adams Street. The City of La Quinta imposes park dedication and/or park in-lieu fee requirements for residential developments. In addition, the proposed project will provide various on-site recreational amenities (swimming pool, tot lots, basketball court, and community center) for use of its residents. These facilities as well as the required park in-lieu fees will offset the impacts of the project on recreational facilities ensuring that no significant impact will occur. <i>Source: City of La Quinta General Plan.</i>
- Cultural Facilities	1	The proposed development is not expected to have a significant or adverse impact on the existing cultural facilities in the City of La Quinta. <i>Source: City of La Quinta General Plan.</i>
Transportation	1	The project is consistent with the General Plan and represents a very small increment of the buildout of the City of La Quinta. While it is not expected to create any adverse impacts, the proposed construction could generate additional traffic on some streets. However, any impacts created by this project development will be addressed and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. <i>Source: City of La Quinta General Plan.</i>

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the Coachella Valley Water District. Average depth to groundwater for Township 5 South, Range 7 East, Section 29, is 148.84 feet. The proposed project is not expected to have an adverse or significant impact on water resources in the City of La Quinta. <i>Sources: Geotechnical Engineering Report by Earth Systemms Southwest dated July 13, 2006; City of La Quinta General Plan; La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004;.</i>
Surface Water	1	The ultimate development of the project site may create changes in absorption rates, drainage patterns and/or the rate in the amount of runoff. However, any impacts created by this development will be addressed and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. <i>Source: La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan.</i>
Unique Natural Features and Agricultural Lands	1	The proposed project will not have an adverse impact on any unique natural features. Properties adjacent to the proposed project site are urbanized. There is no agriculture in the vicinity. Thus, the proposed project will not impact any agricultural lands. <i>Source: La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; Riverside County G.I.S. Land Information System.</i>
Vegetation and Wildlife	1	The proposed development is not expected to have an adverse or significant impact on wildlife and vegetation. Any impacts created by the proposed development will be addressed and mitigated

		through condition of approval as deemed appropriate by the responsible reviewing agencies. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; EDA staff evaluation.
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Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The project is not in an area identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 060709 0005 B, effective August 19,1991, as having special flood hazards.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no coastal areas in Riverside County. <i>Sources:</i> City of La Quinta General Plan; EDA staff site visit on June 29, 2007.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed site is not located in the runway clear zone of an airport nor is the project adversely impacted by a military airfield. The closest airport, the Bermuda Dunes Airport, is approximately 3.1 miles from the project site. <i>Sources:</i> La Quinta Redevelopment Agency Initial Study and Mitigated Negative Declaration in accordance to CEQA approved on 12-22-2004; City of La Quinta General Plan; Riverside County G.I.S. Land Information System.

Summary of Findings and Conclusions

The proposed project is located in the City of La Quinta and well suited for multi-family residential development. The project will complement the neighborhood.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]
 (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

None

No Action Alternative [24 CFR 58.40(e)]
 (Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The only alternative to the project being built on the subject property is not to build the project at all. This would preclude 218 low-income households from obtaining affordable housing.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
 (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

None

Review by all other city, county and quasi-public agencies participating in the development review process. Any mitigation found to be necessary as a result of the review will be reflected in the design of the project and/or delineated in recommended conditions of approval.

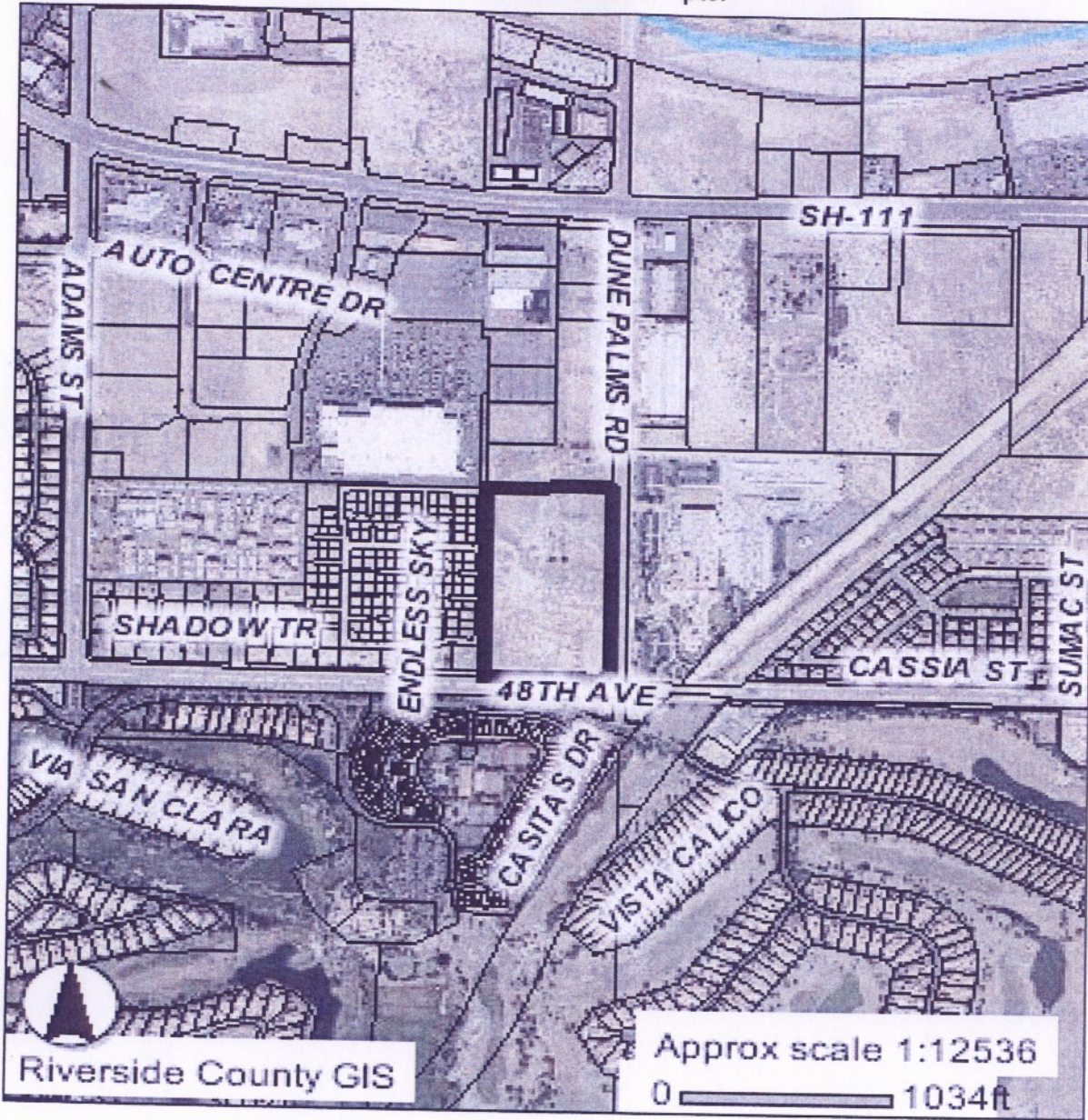
Additional Studies Performed
 (Attach studies or summaries)

None required.

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

- City of La Quinta General Plan
- City of La Quinta Initial Study approved on 12-22-2004
- Phase I Cultural Resources Investigation prepared by The Keith Companies dated September 2004
- Phase II Testing and Data Recovery at the Hammer Property prepared by The Keith Companies dated February 2005
- Geotechnical Engineering Report prepared by Earth Systems Southwest dated July 13, 2006.
- Noise Analysis prepared by Urban Crossroads, Inc., dated October 12, 2004
- Report of Phase I Environmental Site Assessment prepared by Earth Systems Southwest dated March 22, 2004
- Phase II Investigation and Lead Removal prepared by Earth Systems Southwest dated May 5, 2004
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 060709 0005 B, effective August 19, 1991
- Riverside County Land Information System
- U.S. Environmental Protection Agency's website at www.epa.gov
- National Wild and Scenic Rivers System's website at <http://www.rivers.gov/wildriverslist.html>

La Quinta Dune Palms Apts.



Selected parcel(s):
600-020-030

LEGEND

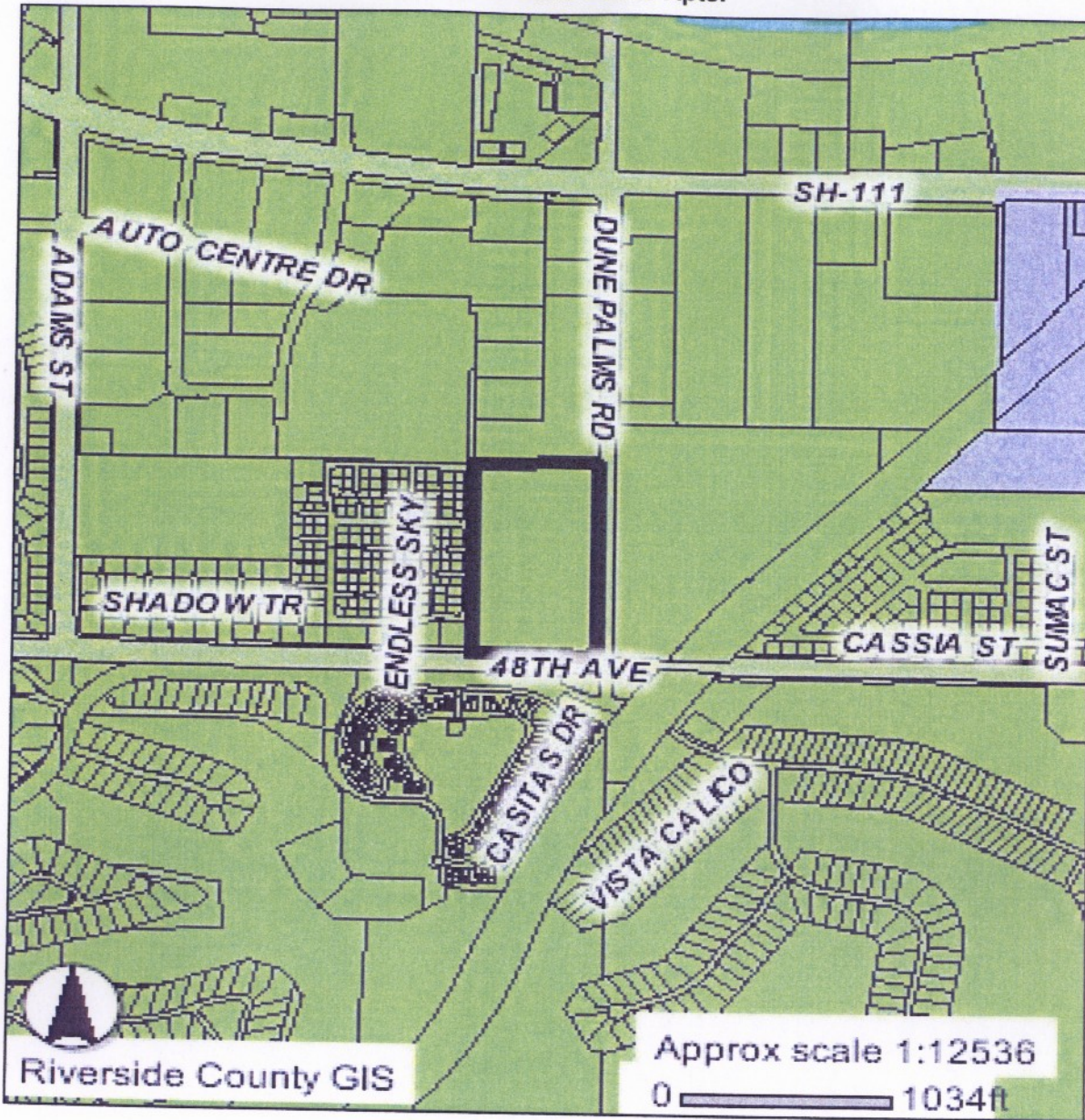
- SELECTED PARCEL
- WATER BODIES
- CITY OF INDIR
- CITY OF LA QUINTA
- PARCELS
- CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX)
- HIGHWAYS

IMPORTANT
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La Quinta Dune Palms Apts.



Selected parcel(s):
600-020-030

LEGEND

- SELECTED PARCEL
- WATER BODIES
- CITY OF LA QUINTA
- CITY OF INDIO
- HIGHWAYS
- PARCELS
- CIRCULATION ELEMENT
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La Quinta Dune Palms Apts.



Desert Sands Unified School District Offices to the East of project site



Residential town homes to the west of project site



Commercial building (Sam's Club) to the north of project site



Single family residences to the south of project site