

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

123



FROM: Economic Development Agency

SUBMITTAL DATE:
June 30, 2008

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Camp Ronald McDonald for Good Times in the community of Mountain Center

RECOMMENDED MOTION: It is recommended that the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report and FONSI for the Camp Ronald McDonald for Good Times project based on the findings incorporated in the report and conclude that the project is not an action which may affect 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 affects of activities carried out with Economic Development Initiative-Special Project (EDI-SP) 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)

Deanna Lorson

Deanna Lorson, Managing Director for
Robin Zimpfer, Assistant County Executive Officer/EDA

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FONSI Camp Ronald McDonald.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: Economic Development Initiative Special Project 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

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
MICHELLE CLACK
DATE: 7/10/08
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: _____ **District:** 3rd **Agenda Number:** _____

BACKGROUND (Continued): Under the direction of HUD, the Riverside County Economic Development Agency (EDA) is the Responsible Entity to solely conduct the environmental review and facilitate the request for release of funds.

EDA has completed applicable review procedures and has evaluated the potential affects 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 project would not have a significant affect on the environment. Publishing requirements have been met in accordance with 24 CFR 58.43 and 58.45.

PROJECT DESCRIPTION:

Ronald McDonald House Charities of Southern California, a California nonprofit benefit corporation, is requesting up to \$495,000 in EDI-SP grant funds directly from HUD for the construction of a new dining hall and rehabilitation of cabins in the community of Mountain Center in Riverside County. The County will not be providing EDI-SP grant funds.

The project is north of Apple Canyon Road and east of State Highway 74. The project is a combination of four (4) parcels encompassing a total of approximately 59.0 acres of land identified as Assessor's Parcel Numbers (APN) 568-070-001, 568-070-002, 568-070-024 and 568-070-013. The adjacent land use to the west is Hurkey Creek Park, a Riverside County Park; to the north and south is the San Bernardino National Forest; and to the east is vacant land.

The project will also include the demolition of buildings; development of infrastructure – access road, emergency egress, sewer and septic systems, fire suppression system, domestic water supply system, dry utility systems including electrical, propane, and communication; construction of housing units for campground staff, medical staff and facility staff; administrative center; program, activity and storage cabins; amphitheater; pool complex; arts and craft complex; equestrian complex; maintenance building; and nature center. The total cost of development is estimated to be \$17,000,000.

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: Camp Ronald McDonald for Good Times

Preparer: Mervyn Manalo, Development Specialist

Responsible Entity: County of Riverside

Month/Year: June/2008

Environmental Assessment

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

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

Project Name: Camp Ronald McDonald for Good Times

Project Location: 56400 Apple Canyon Rd., Mountain Center, Riverside, California.
Assessor's Parcel Numbers 568-070-001, 568-070-002
(combined with 568-070-001), 568-070-013, and 568-070-024.

Estimated total project cost: \$17,000,000

Grant Recipient: Ronald McDonald House Charities of Southern California
[24 CFR 58.2(a)(5)]

Recipient Address: 1954 Cotner Avenue, Los Angeles, CA 90025

Project Representative: Sally Sanders, Director of Development

Telephone Number: Phone (310) 268-8488, Fax (310) 473-3338

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)]

- Pursuant to 24 CFR Part 55.12(c)(6), for an incidental portion of a project site which is situated in an adjacent floodplain, the decision making process of Section 55.20 shall not apply only if: (i) the proposed construction shall not occupy or modify the 100-year floodplain; (ii) an appropriate provision is made for site drainage and (iii) a covenant or comparable restriction on the property's continued use to preserve the floodplain.

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:** 7/2/08
Name/Title/Agency: Mervyn Manalo, Development Specialist, Economic Development Agency

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

FORM APPROVED COUNTY COUNSEL

BY:  **DATE:** 7/8/08
MICHELLE CLACK

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

Created in 1982, Camp Ronald McDonald for Good Times is a cost-free medically-supported camp for children with cancer and their families and is accredited by the American Camp Association and the Children's Oncology Camping Association. Ronald McDonald House Charities of Southern California has applied for \$495,000 in Economic Development Initiative-Special Project (EDI-SP) grant funds to provide for the construction of a new dining hall and rehabilitation of cabins in the community of Mountain View in Central Riverside County. The renovation and construction of the campground will help improve the campground to be a safe environment for children and build additional housing to accommodate needed staffing.

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 will utilize up to \$495,000 in EDI-SP grant funds for the construction of a new dining hall and rehabilitation of cabins. The project will also include: demolition of buildings; development of infrastructure – access road, emergency egress, sewer and septic systems, fire suppression system, domestic water supply system, dry utility systems including electrical, propane, and communication; construction of housing units for campground staff, medical staff and facility staff; administrative center; program, activity and storage cabins; amphitheater; pool complex; arts and craft complex; equestrian complex; maintenance building; and nature center. The total cost of development is estimated to be \$17,000,000.

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 in the community of Mountain Center in Central Riverside County. The site is north of Apple Canyon Road and east of State Highway 74. The project is a combination of four (4) parcels encompassing a total of approximately 59.0 acres of land identified as Assessor's Parcel Numbers (APN): 568-070-001, 568-070-002 (combined with 568-070-001), 568-070-024 and 568-070-013. The adjacent land use to the west is Hurkey Creek Park, a Riverside County Park; to the north and south is the San Bernardino National Forest; and to the east is vacant land. The project area is located in the San Jacinto Mountains at the northern end of Garner Valley and is primarily comprised of a relatively flat valley floor. Topographically, the project area includes few significant features. Existing buildings located within the bounds of the subject property include a dining hall, office, kid's kitchen, two caretaker houses and mobile home, a medical complex, costume shed, art building, bike garage, fire suppression center, storage buildings, and several cabins of varying sizes. In addition to the camp buildings there are a number of structures, including a pool, shower house/tent, an archery range, campfire, a man-made fire pond, the Bob Chandler Courage Course, teepees, volleyball court, basketball court, activity tent, corrals, a bridge, and stone entry monument. Miscellaneous concrete pads, benches hewn from logs, and many trails are scattered through the property. In the absence of the project, trends likely to continue may include the deterioration of the structures and services. As the quality and conditions decline, support services and safety for the children may become a potential problem.

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. A Historical Verification Report was submitted to State Historic Preservation Officer on June 12, 2008. The 30 day review period ends July 12, 2008. The Phase I Cultural Resources Assessment recommends neither further research nor mitigation. A Negative Declaration was approved on September 13, 1994. [Sources: A Phase I Cultural Resources Assessment of Camp Ronald McDonald for Good Times ± 59.0 Acres of Land Near Mountain Center (Jean A. Keller, Ph. D., May 2008); Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); A Phase I Cultural Resources Assessment of Camp Ronald McDonald ± 55.0 Acres of Land Near Mountain Center (Jean A. Keller, Ph.D., June 1994); EDA staff site visit April 2, 2008.]
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The project site is located under FEMA's Flood Insurance Rate Map (FIRM) Number 060245-2195-A and is currently unmapped. Riverside County Flood Control and Water District identified the project site in Zone D. Riverside County Planning identified the project site as partially within a floodway, a 100-year floodplain. The Biological Assessment recognized the floodway as a blueline stream or seasonal watercourse. Currently no buildings or structures exist in the floodplain. Pursuant to 24 CFR Part 55.12(c)(6), the decision making process of Section 55.20 shall not apply because the proposed construction will not occupy or modify the 100-year floodplain, an incidental portion of the project site. A site drainage plan and covenant or comparable restriction on the property's continued use to preserve the floodplain are required. [Source: FEMA Map Service Center; Riverside County Flood Control and Water District –Flood Determination Map; Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Biological Assessment (Joan Callahan, May 2008); EDA staff site visit April 2, 2008; 24 CFR Part 55.12.]
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The proposed project is not located in a wetland. The project is not expected to have an adverse impact on any wetlands. According to the Biological Assessment, no mitigation or restoration is required. [Sources: Biological Assessment (Joan Callahan, May 2008); US Fish and Wildlife Service, Wetlands Online Mapper; US Army Corps of Engineers, Los Angeles District Regulatory Division; EDA staff site visit April 2, 2008.]
Coastal Zone Management Act [Sections 307(c),(d)]	Compliance steps are not invoked. The project is not located within a 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. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
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 a map of "Designated Sole Source Aquifers in EPA Region IX". [Source: EDA staff site visit April 2, 2008; EPA website (http://www.epa.gov/region09/water/groundwater/ssa.html).]
Endangered Species Act [50 CFR 402]	An analysis of the site indicates sensitive species may be present on the project site, however, significant impacts to sensitive biological resources are unlikely. As such, the project is not expected to have an adverse impact on any endangered species of plants or animals. No mitigation or restoration is required. [Sources: Biological Assessment (Joan Callahan, May 2008); Biological Assessment (Thomas Olsen Associates, Inc., July 1994); EDA staff site visit April 2, 2008.]

Wild and Scenic Rivers Act [Sections 7 (b), (c)]	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. [Sources: Wild and Scenic Rivers listing, (http://www.rivers.gov); EDA staff site visit April 2, 2008.]
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project site is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The project is not expected to have an adverse impact on air quality in the community. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Farmland Protection Policy Act [7 CFR 658]	The project site is not in a farmland designation. The project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. As such, the project is not expected to adversely impact California's inventory of significant farmland. [Sources: Riverside County Land Information System; EDA staff site visit April 2, 2008.]
Environmental Justice [Executive Order 12898]	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. [Source: Riverside Extended Mountain Area Plan; EDA staff evaluation.]

HUD Environmental Standards Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	The proposed project is not expected to have noise effects on or by the project. The project will not expose people or animals to severe noise levels. As such, no adverse impact is expected. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008; Riverside Extended Mountain Area Plan.]
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The proposed site is not listed in government databases as a generator, user or disposer of hazardous materials. A Phase I Environmental Site Assessment was performed and no evidence of recognized environmental conditions were found. As a result, no recommendations for site clean-up or remediation were made. Future project uses on the site are not expected to create a significant hazard to employees and visitors to the site. [Source: Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008); EDA staff site visit April 2, 2008.]
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. Future project uses on the site are not expected to create a significant hazard to employees and visitors to the site. Thus, the project is not expected to have any significant impact. [Source: Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008); EDA staff site visit April 2, 2008.]
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The proposed site is not located in an airport influence area boundary nor is the project adversely impacted by a military airfield. The closest airport is located in Palm Springs, approximately 13.8 miles from the project site. The project is not expected to have any significant impact. [Sources: Riverside County Airport Land Use Compatibility Plan (March 2005); Google Maps (http://www.google.com/maps); Riverside Extended Mountain Area Plan; EDA staff site visit April 2, 2008.]

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
Conformance with Comprehensive Plans and Zoning	1	The proposed site is within the Idyllwild Land Use Planning Area under the Riverside Extended Mountain Area Plan (REMAP). The current land use designation is Open Space and Recreation (OS-R). The zoning district is the Garner Valley District. The existing zoning classification is Natural Assets (N-A). The project is consistent with the site's existing zoning. The project is consistent with land use designations and policies of REMAP as well as the Land Use Element of the Comprehensive General Plan. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Riverside Extended Mountain Area Plan; Riverside County General Plan.]
Compatibility and Urban Impact	1	The proposed project is compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project is consistent with land use designations and policies of REMAP as well as the Land Use Element of the Comprehensive General Plan. The project is not expected to have an adverse impact on further urbanization of the area. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Riverside Extended Mountain Area Plan; Riverside County General Plan.]
Slope	1	Topographically, the site is a relatively flat parcel of land except for the most northwesterly corner which is not being developed. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008); Preliminary Geotechnical Exploration Update (Inland Foundation Engineering, Inc., May 2008); EDA staff site visit April 2, 2008.]
Erosion	1	According to the Planning Department, the danger of erosion is relatively small given the placement of buildings and the limited amount of site disturbance that is proposed. No adverse impacts are expected. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008); Preliminary Geotechnical Exploration Update (Inland Foundation Engineering, Inc., May 2008); EDA staff site visit April 2, 2008.]
Soil Suitability	1	The Preliminary Geotechnical Exploration Update confirms that the proposed development is feasible from a Geotechnical Engineering standpoint. No adverse impacts are expected. Soils are typically in a loose to medium recompaction under static conditions. Testing indicates that on-site soils to be non-expansive. Expansive soil design is not required. There is a potential for liquefaction during a seismic event. Site specific exploration and analyses is recommended for final design of the various proposed improvements. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008); Preliminary Geotechnical Exploration Update (Inland Foundation Engineering, Inc., May 2008); EDA staff site visit April 2, 2008.]

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. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff evaluation.]
Energy Consumption	1	Due to its negligible size and the fact that this is a campground project as opposed to commercial or industrial proposal, no adverse impact on the consumption of energy resources is expected. [Source: EDA staff evaluation.]
Noise - Contribution to Community Noise Levels	1	No noise effects on or by the project are expected. No exposure of people to severe noise levels are expected. No increases in existing noise levels are expected. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff evaluation.]
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The project site is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). No substantial air emission or deterioration of ambient air quality is expected. No alteration of air movements, moisture temperature, or change in climate either locally or regionally is expected. The project is not expected to have an adverse impact on air quality in the community. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed development is located on an existing campground area. The proposed development will be compatible to surrounding areas. Therefore, no adverse impacts are expected relating to visual quality, coherence, diversity, compatible use and scale. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The proposed project will not alter or have an adverse impact on the demographics of, nor will it significantly or adversely alter the character of other adjacent areas. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Displacement	1	The proposed development is located on an existing campground area. No impact to issues relating to displacement are expected. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs. The addition of staff housing may offer new employment to the area. However, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. [Source: EDA staff evaluation.]

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The project will not have an effect upon, or result in a need for new or altered schools. No adverse impacts are expected since this is a campground development. As such, no adverse impacts to educational facilities are expected. [Source: EDA staff evaluation.]
Commercial Facilities	1	No adverse impacts are expected since this is a campground development. As such, no adverse impacts to commercial facilities are expected. [Source: EDA staff evaluation.]
Health Care	2	The proposed project will have an on-site infirmary and medical staff to ensure that routine and emergency treatment can be provided. The addition of trained medical personnel to the area will be a benefit to the surrounding community, but primarily to the project. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]

Social Services	1	The proposed construction project is not expected to have an adverse impact on existing social services. [Source: EDA staff review.]
Solid Waste	1	The project proposes a new sewer and septic system. No adverse impact relating to solid waste is anticipated. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Waste Water	1	The project proposes a new sewer and septic system. No adverse impact relating to solid waste is anticipated. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Storm Water	1	The grading of the project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage area, outlet points and outlet conditions. Therefore, no adverse impacts are expected. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Water Supply	1	The project proposes to use on-site wells to provide water for the camp residents. The proposed project is not expected to create adverse or significant impacts relating to water supply. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Public Safety - Police	1	Future development is unlikely to increase demand for police protection services. No adverse impact on the police protection is expected. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
- Fire	1	A manmade fire pond and fire suppression center are located on the project site. Additional acreage of land around the campground was purchased as a fire buffer. No adverse impact on fire protection is expected. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
- Emergency Medical	1	The proposed project will have an on-site infirmary and medical staff to ensure that routine and emergency treatment can be provided. The addition of trained medical personnel to the area will be a benefit to the surrounding community, but primarily to the project. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Open Space and Recreation - Open Space	1	The land use designation for the proposed project is Open Space – Recreation. The project will not have an adverse impact on open space resources. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
- Recreation	2	The land use designation for the proposed project is Open Space – Recreation. The project will not have an adverse impact on open space resources. Recreation opportunities will be enhanced by the project. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
- Cultural Facilities	1	The proposed development is not expected to have a significant or adverse impact on the existing cultural facilities. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]
Transportation	1	The project is not expected to generate substantial additional vehicular movement. No substantial impact upon existing transportation systems is expected. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff site visit April 2, 2008.]

Natural Features		Source or Documentation
Water Resources	1	The project proposes to use on-site wells to provide water for the camp residents. The proposed project is not expected to create adverse or significant impacts relating to water supply. [Source: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Surface Water	1	The grading of the project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage area, outlet points and outlet conditions. Therefore, no adverse impacts are expected for surface water. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Unique Natural Features and Agricultural Lands	1	The proposed project will not have an adverse impact on any unique natural features. In addition, the proposed project will not impact any historical features or agricultural lands. [Sources: Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); EDA staff review.]
Vegetation and Wildlife	1	An analysis of the site indicates that although several sensitive species are likely to be present on the project site, however, significant impacts to sensitive biological resources are unlikely. As such, the project is not expected to have an adverse impact on any endangered species of plants or animals. No mitigation or restoration is required. [Sources: Biological Assessment (Joan Callahan, May 2008); Biological Assessment (Thomas Olsen Associates, Inc., July 1994); EDA staff site visit April 2, 2008.]

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The project site is located under FEMA's Flood Insurance Rate Map (FIRM) Number 060245-2195-A and is currently unmapped. Riverside County Flood Control and Water District identified the project site in Zone D. The project is not in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards or in a Special Flood Hazard Area (SFHA). [Source: FEMA Map Service Center; Riverside County Flood Control and Water District –Flood Determination Map; Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, September 1994); Biological Assessment (Joan Callahan, May 2008); EDA staff site visit April 2, 2008; 24 CFR Part 55.12.]
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	The project is not located within a 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. [Sources: EDA staff site visit April 2, 2008.]
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed site is not located in an airport influence area boundary nor is the project adversely impacted by a military airfield. The closest airport is located in Palm Springs, approximately 13.8 miles from the project site. The project is not expected to have any significant impact to an Airport Runway Clear Zone. [Sources: Riverside County Airport Land Use Compatibility Plan (March 2005); Google Maps (http://www.google.com/maps); Riverside Extended Mountain Area Plan; Riverside County Airport Land Use Commission Plan; EDA staff site visit April 2, 2008.]

Summary of Findings and Conclusions

The proposed project is located in the community of Mountain Center and is well suited for campground development. The project will complement as well as benefit the surrounding land uses. The rehabilitation and construction of facilities and cabins will help improve the safety of the environment for children and the additional housing will accommodate more staffing.

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).

No action for the rehabilitation and construction of campground facilities would lead to the decline and deterioration of existing structures, services and may eventually compromise the safety of children and staffing. These conditions are anticipated to persist with no further action.

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.)

- Pursuant to 24 CFR Part 55.12(c)(6), for an incidental portion of a project site which is situated in an adjacent floodplain, the decision making process of Section 55.20 shall not apply only if: (i) the proposed construction shall not occupy or modify the 100-year floodplain; (ii) an appropriate provision is made for site drainage and (iii) a covenant or comparable restriction on the property's continued use to preserve the floodplain.

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

- A Phase I Cultural Resources Assessment of Camp Ronald McDonald for Good Times ± 59.0 Acres of Land Near Mountain Center (Jean A. Keller, Ph. D., May 2008)
- A Phase I Cultural Resources Assessment of Camp Ronald McDonald ± 55.0 Acres of Land Near Mountain Center (Jean A. Keller, Ph.D., June 1994)
- Historical Verification Report, December 12, 2007
- Environmental Assessment, Riverside County Planning Department (Richard Fairhurst, Sept 1994)
- FEMA Map Service Center (<http://msc.fema.gov>)
- Riverside County Flood Control and Water District – Flood Determination Map
- Biological Assessment (Joan Callahan, Ph.D., May 2008)
- Biological Assessment (Thomas Olsen Associates, Inc., July 1994)
- US Fish and Wildlife Service, Wetlands Online Mapper
- US Army Corps of Engineers, Los Angeles District Regulatory Division
- EPA website (<http://www.epa.gov/region09/water/groundwater/ssa.html>)
- Wild and Scenic Rivers listing, (<http://www.rivers.gov>)
- Riverside County Land Information System
- Riverside Extended Mountain Area Plan (REMAP)
- Riverside County Airport Land Use Compatibility Plan (March 2005)
- Google Maps (<http://www.google.com/maps>)
- Phase I Environmental Site Assessment (Inland Foundation Engineering, Inc., May 2008)
- Preliminary Geotechnical Exploration Update (Inland Foundation Engineering, Inc., May 2008)
- EDA staff site visit April 2, 2008

**RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY (EDA)
HISTORIC VERIFICATION NOTICE**

HISTORICAL VERIFICATION: Supplemental information and analysis pursuant to Section 106 of the National Historic Preservation Act

PROJECT NAME: Camp Ronald McDonald for Good Times

PROJECT SPONSOR: Ronald McDonald House Charities of Southern California

ECONOMIC DEVELOPMENT INITIATIVE (EDI) ALLOCATION: up to \$495,000

PROJECT LOCATION (Project Site): 56400 Apple Canyon Rd., Mountain Center, Riverside Assessor's Parcel Numbers 568-070-001, 568-070-002, 568-070-013, and 568-070-024

PROJECT DESCRIPTION:

Camp Ronald McDonald for Good Times is a cost-free medically-supported camp for children with cancer and their families. The project will utilize up to \$495,000 in EDI grant funds for the rehabilitation and construction of campground facilities and cabins. A staff visit was made to the Project Site and surrounding area on April 2, 2008.

Analysis:

1. Proposed project is an Undertaking for Purposes of Historical Review

It is considered an undertaking for purposes of historical review in that rehabilitation and new construction could potentially result in changes in the character or use of historic properties, should any such properties be located within the Area of Potential Effect (APE).

2. Project Location and Surroundings

The project is located in the community of Mountain Center in central Riverside County. The site is north of Apple Canyon Road and east of State Highway 74. The project is a combination of four (4) parcels encompassing a total of approximately 59.0 acres of land identified as Assessor's Parcel Numbers (APN): 568-070-001 and 568-070-002 (recently combined as 568-070-001), APN 568-070-024 and 568-070-013, as shown in Exhibit "A" which is attached hereto and incorporated herein. The adjacent land use to the west is a Riverside County Park identified as Herkey Creek Park, to the north and south is the San Bernardino National Forest, and to the east is vacant land. The Project Site is located in the San Jacinto Mountains. Topographically, the subject property includes few significant features. The Project Site is located at the northern end of Garner Valley and is primarily comprised of a relatively flat valley floor.

3. Area of Potential Effect (APE)

Due to the fact that the proposed project involves rehabilitation and new construction, the APE shall be defined to include the Project Site as well as the properties contiguous to and within 500 feet of the Project Site.

4. Additional Information from Other Sources

- On the basis of *A Phase I Cultural Resources Assessment of Camp Ronald McDonald for Good Times ± 59.0 Acres of Land Near Mountain Center* (Jean A. Keller, Ph. D., May 2008), prepared in accordance with the California Environmental Quality Act (CEQA); a *Riverside County Environmental Assessment* (EA No. 36733, September 1994); and *A Phase I Cultural Resources Assessment of Camp Ronald McDonald ± 55.0 Acres of Land Near Mountain Center* (Jean A. Keller, Ph.D., June 1994), it was determined that the project will not have a significant impact on cultural, historic or archaeological resources. As documented within the Phase I Cultural Resources Assessment performed in May 2008, neither further research nor mitigation is recommended. A Negative Declaration was previously approved on September 13, 1994.
- The 2008 Phase I Cultural Resources Assessment included a review of maps, site records, and reports at the California Archaeological Inventory and California Historical Resources Information System/ Eastern Information Center (EIC) at the University of California, Riverside; a request for a Sacred Lands File search was submitted to the Native American Heritage Commission; project scoping letters were sent to nine tribal representatives listed as interested in project development in the Mountain Center/Idyllwild area; a literary search of available publications and archival materials pertaining to the subject property; and a comprehensive on-foot field survey of the Project Site was conducted for the purpose of locating, documenting, and evaluating all existing cultural resources within its boundaries. The 2008 Phase I Cultural Resources Assessment determined that neither the Project Site nor the buildings contained therein would be considered significant cultural resources.
- The following documents were also reviewed: The National Register of Historic Places, Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Directory of Properties in the Historic Property Data File. Cartographic Research was conducted at the Science Library Map Collection of the University of California, Riverside.
- Results of the records search conducted by Keller at the EIC indicated that portions of the subject property had been included in three previous cultural resources studies.
 - The first study was conducted in 1964 by Marilyn Mlazovsky of the San Jacinto Ranger District. The cultural resource survey revealed no historic or prehistoric cultural remains on the ground surface and no subsurface excavations were included in this study.
 - The second study was conducted in 1980 by Steve Hammond of the California Department of Transportation. Hammond found no recorded archaeological resources.
 - The third study, *A Phase I Cultural Resources Assessment of Camp Ronald McDonald ± 55.0 Acres of Land Near Mountain Center*, was conducted by Keller in 1994. The historicity of existing building structures could not be verified and since previous substantial alterations had been made to the buildings, no restrictions or preservation mitigation beyond the recordation in the report was

recommended. In the southern 40 acres of the property a small granitic boulder with a 'scary face' painted with oil based blue paint and a rectangular formation of rocks were found and deemed as a possible grave, but not of Native American origin. Since the origin and function of the rock formation could not be discerned, it was recommended that it should either be preserved through avoidance or that a limited Phase II Investigation be conducted to determine what lay under the rock. Since the feature was located in a 100-year floodplain and removed from camp activities, the project sponsor chose to preserve the feature through avoidance. Over the past 14 years, the rocks may have been dispersed by flooding and so are no longer in a recognizable formation. As such, documented in the 2008 Phase I Cultural Resources Assessment, neither further research nor mitigation is recommended based on the finding of no significance.

5. Evaluation of Properties Listed or Eligible for Listing in the National Register of Historic Places within the "Area of Potential Effect"

The properties of the Project Site nor properties within the "Area of Potential Effect" are not listed or eligible for listing in the National Register of Historic Places.

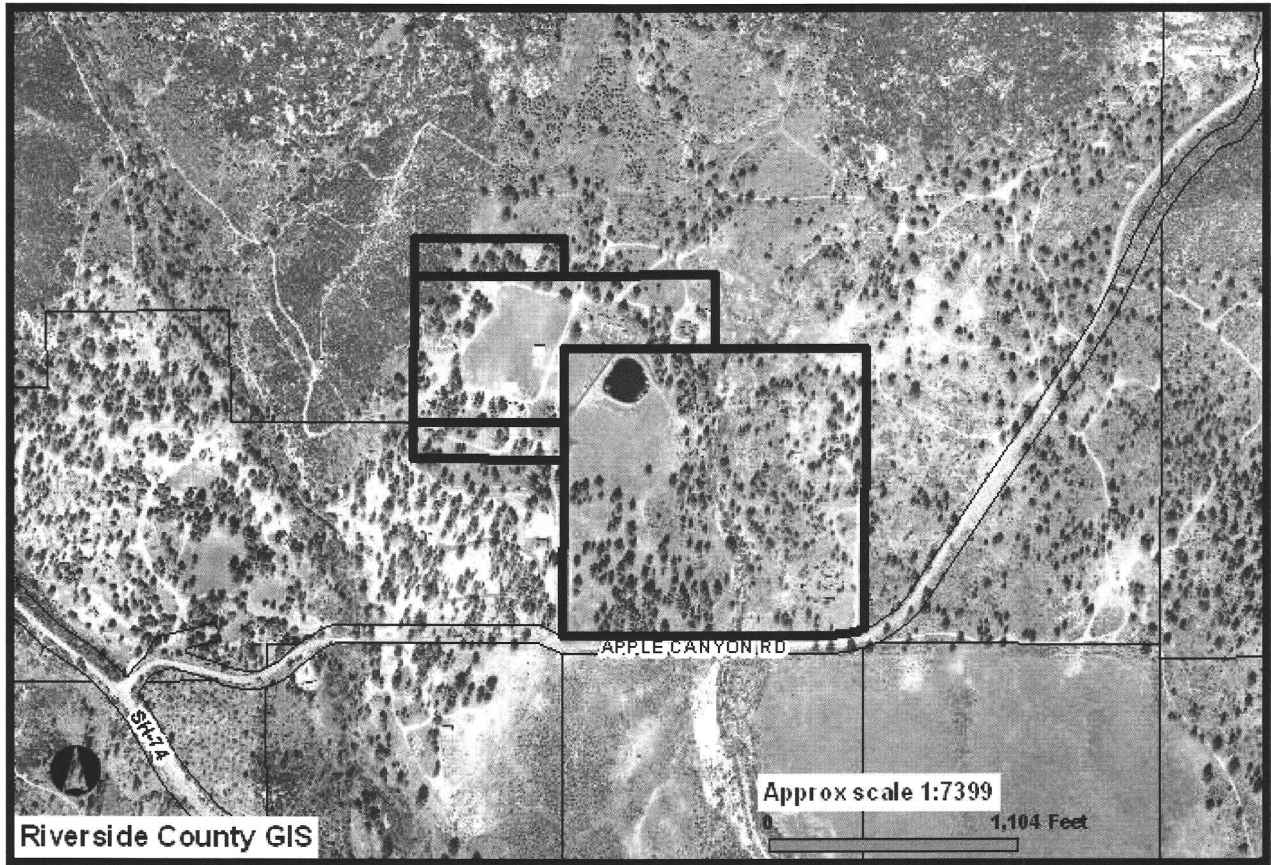
6. Effect of Proposed Project on Historic Properties or Potentially Historic Properties

The project proposes rehabilitation and new construction and will require infrastructure and off-site improvements.

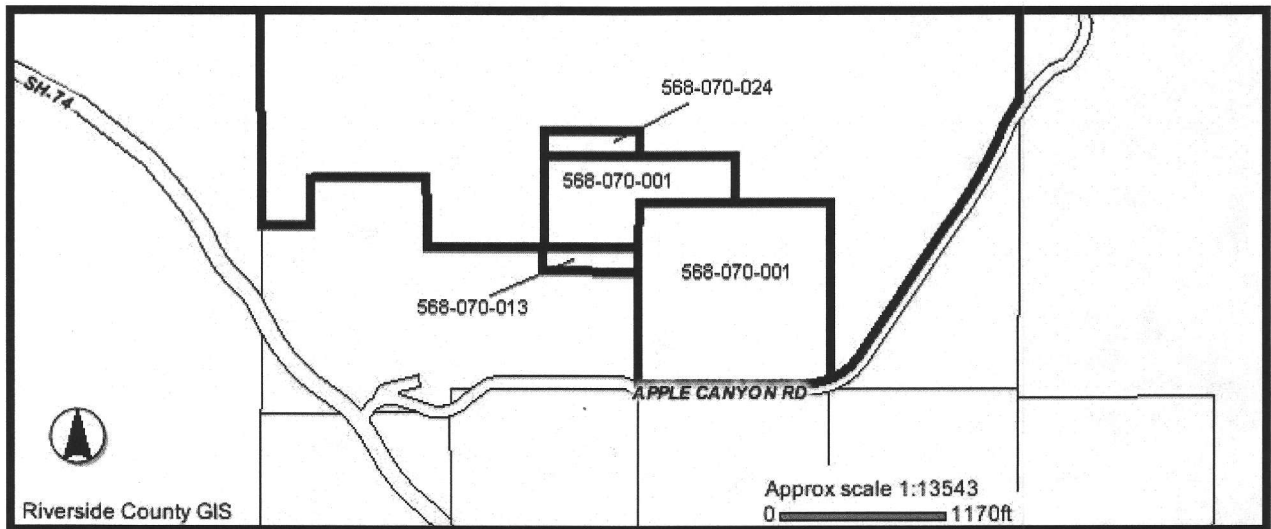
Based on the above information, as well as the completed staff site visit, neither the Project Site nor the Area of Potential Effect appears to contain structures or items of historical, archaeological or cultural significance.

Staff is of the opinion that the proposed rehabilitation and new construction project will not have an effect on any known existing historical or cultural resources.

EXHIBIT "A"



APN 568-070-001 and 568-070-002 (combined as 568-070-001);
APN 568-070-024 and 568-070-013.



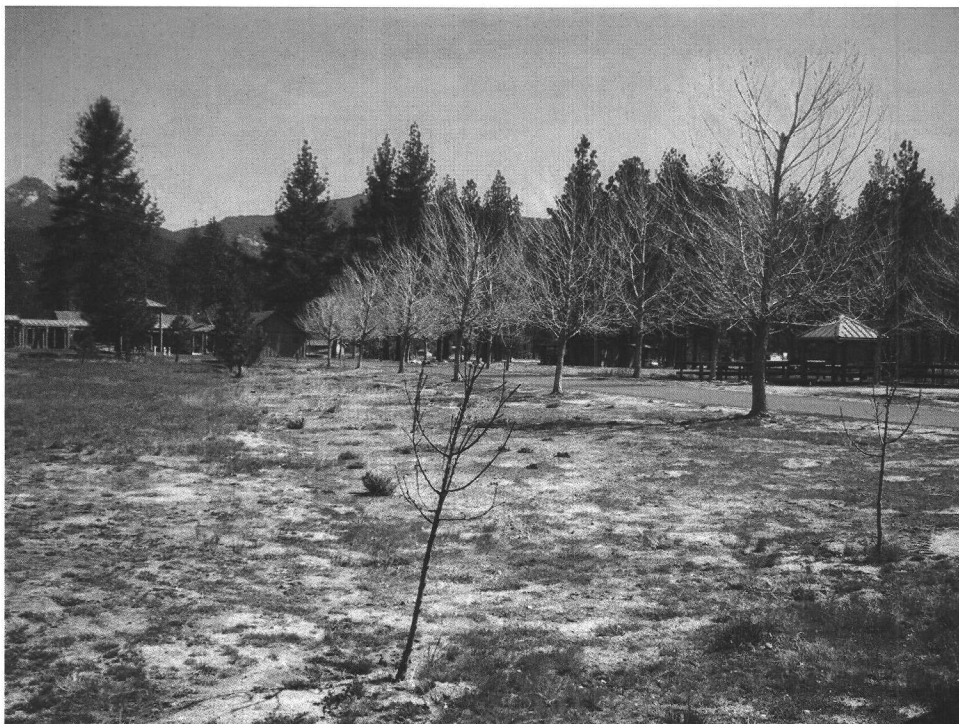


Center of Project Site





Facing south of property from center of Project Site



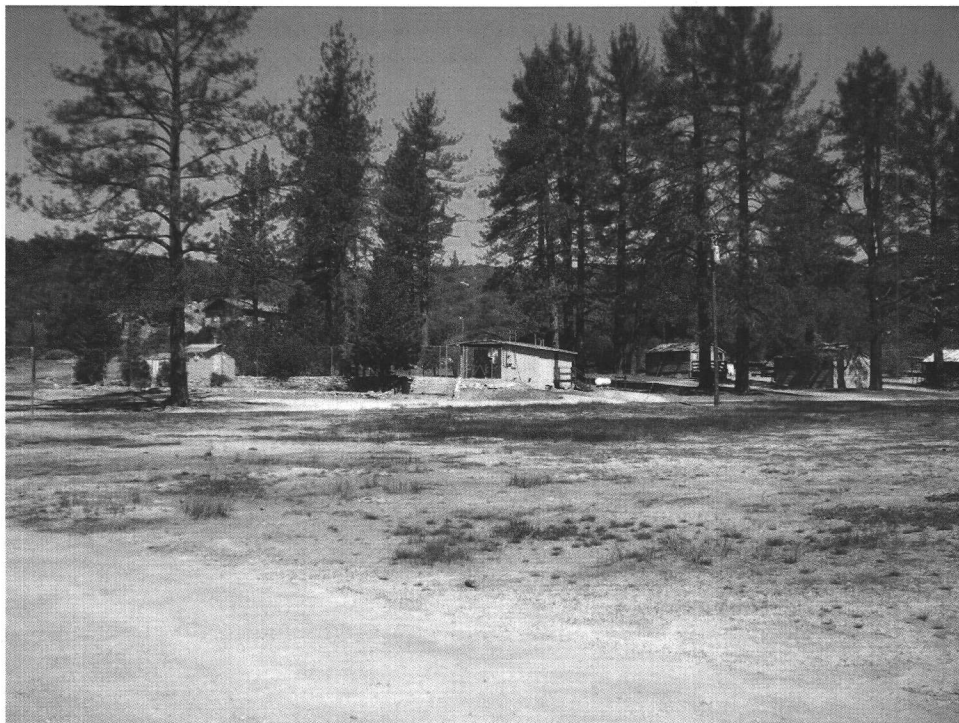
Facing north of property from center of Project Site



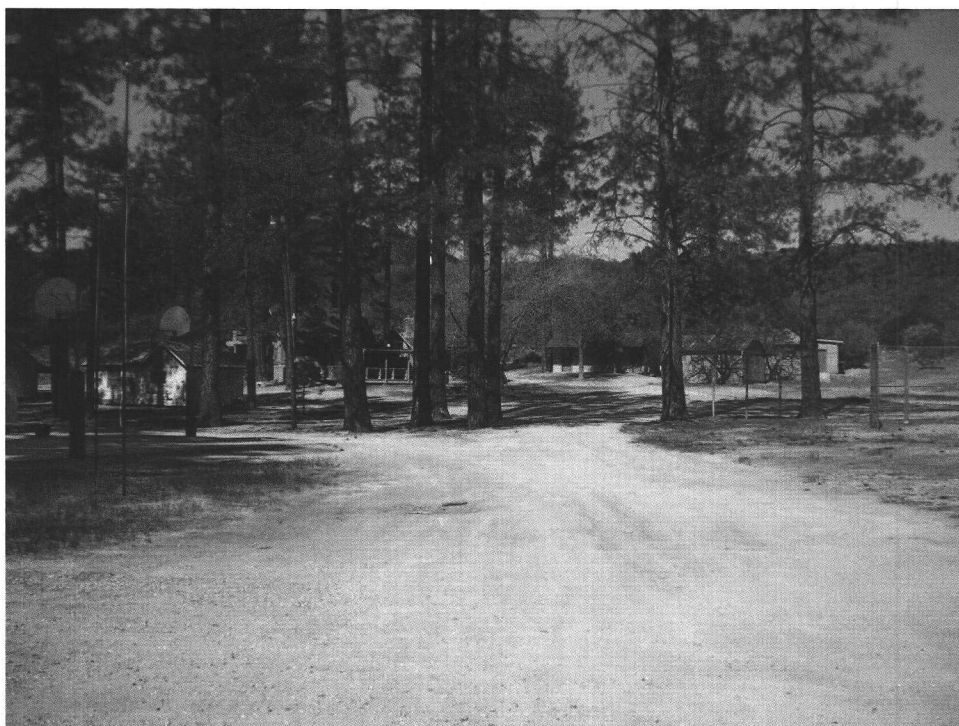
Facing east of property from center of Project Site



Facing southwest of property from center of Project Site



Facing northwest of property from center of Project Site



Facing west of property from center of Project Site



Facing north of the Project Site



Facing east of the Project Site



Site north of property on the Project Site



Site north of property on the Project Site



Seasonal creek facing north



Camp site north east of property on the Project Site



Facing east of the Project Site



Site south east of property on the Project Site