

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

926



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
August 13, 2009

**SUBJECT:** Finding of No Significant Impact (FONSI) on the Environment and Notice of Intent to Request Release of Funds for the FIND Food Bank Inc., Regional Distribution Center Improvements

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report ("EA") and findings incorporated in the EA and in the FONSI for the FIND Food Bank, Inc., Regional Distribution Center Improvements Project 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 Certification (Form HUD 7015.15) to be filed with the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND:** Commences on Page 2

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09-10

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Community Development Block Grant	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 8/18/09  
Departmental Concurrence

- Dept's Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

**Prev. Agn. Ref.:**

**District:** 4

**Agenda Number:**

3.50

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**BACKGROUND:**

The U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program is subject to environmental review pursuant to the National Environmental Policy Act (NEPA) and 24 CFR Part 58. These actions include finding a level of clearance and requesting release of funds from HUD.

The FIND Food Bank, Inc., a non-profit organization, proposes to use \$700,000 of CDBG funds for the purchase and installation of permanent shelving, racking, in-ground scales, and other fixed interior renovations and improvements for their regional food distribution center in the City of Indio. The two-story, 36,000- square foot structure, is located on a 1.87 acre parcel in the City of Indio near Interstate 10. The improved facility will provide an accessible central location and a modern, functional facility to replace FIND's antiquated Cathedral City distribution center.

Having completed the applicable review procedures outlined in 24 CFR 58.41, an evaluation has been made of the potential effects the project shall have on the environment. The attached documentation (form HUD-7015.15) has been prepared pursuant to 24 CFR 58. A finding has been made that the proposed project, FIND Food Bank, Inc., Regional Distribution Center Improvements, will not have a significant effect on the environment.

**Attachments:**

1. Request for Release of Funds and Certification, Form HUD-7015.15 (2 original copies)
2. Environmental Assessment [24 CFR Part 58.36]
3. Combined Notice to the Public

# Request for Release of Funds and Certification

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

OMB No. 2506-0087  
(exp. 11/30/2004)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

Program Title(s) <b>CDBG</b>	2. HUD/State Identification Number	3. Recipient Identification Number (optional) <b>B-08-UC-06-0506</b>
OMB Catalog Number(s) <b>CFDA 14.218 CDBG ENTITLEMENT PROGRAM</b>	5. Name and address of responsible entity <b>ECONOMIC DEVELOPMENT AGENCY FOR RIVERSIDE COUNTY 1325 SPRUCE STREET, SUITE 400 RIVERSIDE, CA 92507</b>	
For information about this request, contact (name & phone number) <b>JOHN THURMAN, (951) 955-6693</b>	7. Name and address of recipient (if different than responsible entity)  <b>FIND FOOD BANK, INC. PO BOX 41 CATHEDRAL CITY, CA 92235</b>	
HUD or State Agency and office unit to receive request <b>OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT LOS ANGELES FIELD OFFICE, 611 W. 6TH, SUITE 1000 LOS ANGELES. CA 90017</b>	10. Location (Street address city county State) <b>83-775 CITRUS AVENUE CITY OF INDIO (COUNTY OF RIVERSIDE) CALIFORNIA 92201</b>	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

Program Activity(ies)/Project Name(s)

**FIND FOOD BANK, INC., REGIONAL DISTRIBUTION CENTER IMPROVEMENTS**

Program Activity/Project Description

The County of Riverside and the FIND Food Bank, Inc., are proposing to use approximately \$700,000 of CDBG funds to pay for the purchase and installation of permanent shelving, racking, in-ground scales, and other fixed improvements at an existing and vacant 36,000 square foot warehouse/distribution center located on Citrus Avenue in Indio.

This regional distribution center will replace their current facility in Cathedral City. The new center will be located in a modern, two-story, warehouse building in an industrial /commercial park, with easy access to Interstate 10 and Indio Blvd. The use of the facility by FIND for their food distribution center will have no adverse impact on any surrounding land uses including residential areas. All of the proposed improvements will be limited to the interior of the building.

For scanning

**Part 2. Environmental Certification (to be completed by responsible entity)**

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer <b>CHAIRMAN, BOARD OF SUPERVISORS</b>
x	Date signed
Address of Certifying Officer <b>COUNTY OF RIVERSIDE 4080 LEMON ST., 1ST FLOOR RIVERSIDE. CA 92501</b>	

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
x	Date signed

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

FORM APPROVED COUNTY COUNSEL  
 BY Michelle Clack 8/20/09  
 MICHELLE CLACK DATE



**REGIONAL DISTRIBUTION CENTER IMPROVEMENTS**

**FIND FOOD BANK, INC.**

INDIO, CALIFORNIA

ENVIRONMENTAL ASSESSMENT

NATIONAL ENVIRONMENTAL POLICY ACT

*(24 CFR PART 58, SECTION 58.36)*

RIVERSIDE COUNTY EDA  
1325 SPRUCE STREET, SUITE 400  
RIVERSIDE, CA 92507  
July 2, 2009

**SECTION I**

**FINDING OF NO SIGNIFICANT IMPACT UPON THE ENVIRONMENT**

**&**

**INTENT TO REQUEST RELEASE OF FUNDS**

# THE PRESS-ENTERPRISE

3450 Fourteenth Street  
Riverside CA 92501-3878  
951-684-1200  
951-368-9018 FAX

PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P.)

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOI & FONSI FIND Food Bank

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-06-09

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

Date: Jul. 6, 2009  
At: Riverside, California

EDA / COUNTY OF RIVERSIDE

1325 SPRUCE ST STE 400  
RIVERSIDE CA 92507-0506

Ad #: 9903116

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

COMBINED NOTICE TO PUBLIC OF FINDING OF  
NO SIGNIFICANT IMPACT  
AND NOTICE OF INTENT TO  
REQUEST RELEASE OF FUNDS  
July 3, 2009

Jeff Stone, Chairman,  
Riverside County Board of Supervisors  
County Administrative Center, 4080 Lemon Street,  
Riverside, CA 92501, (951) 955-1040

TO ALL INTERESTED AGENCIES, GROUPS, AND  
PERSONS:

The purpose of this notice is to identify two (2) separate but related actions to be taken by the County of Riverside.

1. Finding of No Significant Impact
2. Notice of Intent to Request Release of Funds

On or about July 21, 2009, the County of Riverside Board of Supervisors will request the U.S. Department of Housing and Urban Development (HUD) to release federal funds under the Community Development Block Grant (CDBG) program for the following project:

**PROJECT NAME:** FIND Food Bank, Inc., Regional Distribution Center Improvements.

**FUNDING:** Community Development Block Grant (CDBG) \$700,000.

**PURPOSE:** The County of Riverside, in cooperation with the FIND Food Bank, Inc., will use CDBG funds for costs associated with the purchase and installation of permanent shelving, racking, in-ground scales, and other fixtures at FIND's 36,000 square foot warehouse/distribution center located in the City of Indio. The new facility will replace FIND's existing distribution center located on Perez Road in Cathedral City. FIND (Food In Need of Distribution) Food Bank is a major non-profit distributor of emergency food supplies in eastern Riverside County.

**LOCATION:** The Regional Distribution Center will be located at 83-775 Citrus Avenue, Indio, CA 92201. Assessor's Parcel Number 611-410-063.

The County of Riverside has determined that such request of funds will not constitute an action significantly impacting the quality of the human environment. Accordingly, the County of Riverside has decided not to prepare an Environmental Impact Statement/Environmental Impact Report under the National Environmental Policy Act of 1969, as amended (PL 91-190).

The reason for such decision not to prepare such statement is as follows: the County of Riverside prepared and approved an Environmental Assessment (in accordance with 24 CFR 58.36) dated July 1, 2009. The Environmental Assessment was conducted, and the potential impacts and alternative evaluated, through consultation with appropriate resources. Based upon the findings, the County of Riverside has determined that the project is not an action that will result in a significant impact on the quality of the human environment.

An environmental review record respecting the above-listed project has been made by the County of Riverside which documents the environmental review of the project and more fully sets forth the reason why such statement is not required. Starting Monday, July 6, 2009, the environmental review record will be on file at the Economic Development Agency for the County of Riverside, 1325 Spruce Street, Suite 400, Riverside, CA 92507, and is available, upon request, for public examination or copying, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. No further environmental review of such project is proposed to be conducted prior to the Request for Release of Federal Funds.

All interested agencies, groups, and persons disagreeing with this decision and wishing to comment on the project are invited to submit written comments for consideration by the County of Riverside to: Riverside County Economic Development Agency, 1325 Spruce Street, Suite 400, Riverside, CA 92507. The public is advised to specify which "notice" their comment address. Written comments should be received at the above address on or before 5:00 PM on July 20, 2009. All such comments so received will be considered, and the County will not request the release of federal funds or take any administrative action on the above-listed project prior to HUD's written authorization to use those funds.

The County of Riverside will undertake the project described above with CDBG funds from the U.S. Department of Housing and Urban Development (HUD). The County of Riverside is certifying to HUD that the County and Supervisor Jeff Stone, in his official capacity of Chairman of the Board of Supervisors, consent to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, EDA may use CDBG funds, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

#### OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Riverside's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if the objections are based upon one of the following:

- (a) the certification was not executed by the Certifying Officer or other officer of the County of Riverside;
- (b) the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58;
- (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before ap-

approval of a release of funds by HUD; or another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

The U.S. Department of Housing and Urban Development will hold the Request for Release of Federal Funds for an additional 15-day comment period. Potential objectors should contact HUD to verify the actual last day of the objection period. Objections must be prepared and submitted in accordance with the required procedures under 24 CFR 58.

Objections to the Finding of No Significant Impact (FONSI) must be addressed to: Environmental Clearance Officer, U.S. Department of Housing and Urban Development, 611 West 6th Street, Suite 800, Los Angeles, CA 90017. Objections to the Request for Release of Funds (RROF) on a basis other than those stated above will not be considered by HUD. No objections received by HUD after the 15-day objection period will be considered.

COMBINED NOTICE TO PUBLIC OF FINDING OF NO SIGNIFICANT IMPACT  
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS  
July 3, 2009

Jeff Stone, Chairman, Riverside County Board of Supervisors  
County Administrative Center, 4080 Lemon Street,  
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- (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

The U.S. Department of Housing and Urban Development will hold the Request for Release of Federal Funds for an additional 15-day comment period. Potential objectors should contact HUD to verify the actual last day of the objection period. Objections must be prepared and submitted in accordance with the required procedures under 24 CFR 58.

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**SECTION II**

**REQUEST FOR THE RELEASE OF FUNDS  
(HUD FORM 7015.15)**

# Request for Release of Funds and Certification

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

OMB No. 2506-0087  
(exp. 11/30/2004)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <b>CDBG</b>	2. HUD/State Identification Number	3. Recipient Identification Number (optional) <b>B-08-UC-06-0506</b>		
4. OMB Catalog Number(s) <b>CFDA 14.218 CDBG ENTITLEMENT PROGRAM</b>	5. Name and address of responsible entity <b>ECONOMIC DEVELOPMENT AGENCY FOR RIVERSIDE COUNTY 1325 SPRUCE STREET, SUITE 400 RIVERSIDE, CA 92507</b>			
6. For information about this request, contact (name & phone number) <b>JOHN THURMAN, (951) 955-6693</b>	7. Name and address of recipient (if different than responsible entity) <b>FIND FOOD BANK, INC. PO BOX 41 CATHEDRAL CITY, CA 92235</b>			
8. HUD or State Agency and office unit to receive request <b>OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT LOS ANGELES FIELD OFFICE, 611 W. 6TH, SUITE 1000 LOS ANGELES, CA 90017</b>	<p>The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following</p> <table border="1"> <tr> <td data-bbox="50 892 812 1022">9. Program Activity(ies)/Project Name(s) <b>FIND FOOD BANK, INC., REGIONAL DISTRIBUTION CENTER IMPROVEMENTS</b></td> <td data-bbox="812 892 1575 1022">10. Location (Street address city county State) <b>83-775 CITRUS AVENUE CITY OF INDIO (COUNTY OF RIVERSIDE) CALIFORNIA 92201</b></td> </tr> </table>		9. Program Activity(ies)/Project Name(s) <b>FIND FOOD BANK, INC., REGIONAL DISTRIBUTION CENTER IMPROVEMENTS</b>	10. Location (Street address city county State) <b>83-775 CITRUS AVENUE CITY OF INDIO (COUNTY OF RIVERSIDE) CALIFORNIA 92201</b>
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### 11. Program Activity/Project Description

The County of Riverside and the FIND Food Bank, Inc., are proposing to use approximately \$700,000 of CDBG funds to pay for the purchase and installation of permanent shelving, racking, in-ground scales, and other fixed improvements at an existing and vacant 36,000 square foot warehouse/distribution center located on Citrus Avenue in Indio.

This regional distribution center will replace their current facility in Cathedral City. The new center will be located in a modern, two-story, warehouse building in an industrial /commercial park, with easy access to Interstate 10 and Indio Blvd. The use of the facility by FIND for their food distribution center will have no adverse impact on any surrounding land uses including residential areas. All of the proposed improvements will be limited to the interior of the building.

F:\Shared\CDBG\07-08 CDBG Master Tracking\4<sup>th</sup> District\4.23097\NEPA\ RROF Form 7015.15

**Part 2. Environmental Certification (to be completed by responsible entity)**

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

x

Title of Certifying Officer

**CHAIRMAN, BOARD OF SUPERVISORS**

Date signed

Address of Certifying Officer

**COUNTY OF RIVERSIDE  
4080 LEMON ST., 1ST FLOOR  
RIVERSIDE. CA 92501**

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

x

Title of Authorized Officer

Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**SECTION III**

**NEPA ENVIRONMENTAL ASSESSMENT**

**(PER 24 CFR PART 58.36)**



U.S. Department of Housing and Urban  
Development  
Los Angeles Field Office  
611 W. 6<sup>th</sup> 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].

### **FIND FOOD BANK, INC**

## **REGIONAL FOOD DISTRIBUTION CENTER IMPROVEMENTS**

**Project Identification:** B-08-UC-06-0506

**Preparer:** Michelle Corredato, CDBG Program Manager

**Responsible Entity:** County of Riverside

**Month/Year:** July 2, 2009

## Environmental Assessment

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

**Certifying Officer:** John Thurman, EDA Development Manager – CDBG/ESG Programs  
[24 CFR 58.2(a)(2)]

**Project Name:** FIND Food Bank Regional Distribution Center – Public Facility Improvements

**Project Location:** 83-775 Citrus Avenue, Indio CA, 92201  
(Cross street – Commerce Street)  
APN# 611-410-063

**Estimated total project cost:** Approximately \$700,000 for installation of permanent shelving and racking, in ground scales, and other modifications to an existing warehouse facility.

**Grant Recipient:** FIND Food Bank, Inc.  
[24 CFR 58.2(a)(5)]

**Recipient Address:** PO Box 41, 68-615 Perez Road, Suite 143, Cathedral City, CA 92235

**Project Representative:** Dave Peradine, President, CEO

**Telephone Number:** (760) 328-3663      dperadine@findfoodbank.org

**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)]

**No mitigation measures will be required as the project is limited to interior renovations and modifications to a recently constructed warehouse facility.**

**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:** July 2, 2009

**Name/Title/Agency:** Michelle Corredato, Program Manager, Riverside County EDA

**RE Approving Official Signature:**  **Date:** July 2, 2009

**Name/Title/ Agency:** John E. Thurman, EDA Development Manager, Riverside County EDA

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

FIND Food Bank, a non-profit organization, is one of the largest distributors of food to individuals and other organizations (e.g., homeless shelters) in the Inland Empire region of southern California. The demand and need for emergency food supplies has increased dramatically over the last 2 years to record levels, especially in eastern Riverside County. FIND Food Bank is one of the only organizations that can meet this essential need for many needy families and persons.

FIND's current base of operations is located on Perez Road in Cathedral City. The facility consists of several small, rental warehouse units. The facility is not easily accessible for 1-10 or other locations in the Coachella Valley and not easily accessible by large trucks and delivery vehicles. In addition, the small size of the warehouse units creates various inefficiencies in inventory management and control, receiving, and distribution.

In order for FIND Food Bank to address and meet the current and future emergency food needs in the region, a new, modern, energy-efficient, and functional facility must be found.

**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 FIND Food Bank, Inc., is proposing to use approximately \$700,000 of CDBG funds to pay for the purchase and installation of permanent shelving, racking, in-ground scales, and other fixed improvements in the existing 36,000 square foot warehouse/distribution center located on Citrus Avenue in Indio.

This regional distribution center will replace their current facility in Cathedral City. The new center will be located in a recently constructed, two-story, warehouse building in an industrial /commercial park, with easy access to Interstate 10 and Indio Blvd. The use of the facility by FIND for their food distribution center will have no adverse impact on any surrounding land uses including residential areas. All of the proposed improvements will be limited to the interior of the building.

**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)]

As noted early, the proposed regional distribution center will be utilizing and existing 36,000, two story warehouse facility, located on 1.87 acres. The facility is located within an existing industrial park development off of Commerce Street in northwest Indio.

A modern, conveniently located, and properly sized facility is necessary for FIND Food Bank to meet the increasing demand for emergency food distribution in eastern Riverside County. It is simply no longer feasible for FIND to operate out of the Perez Road facility. This new facility will greatly increase storage capacity, inventory control, and other food distribution efficiencies.

FIND Food Bank searched diligently for other possible locations for this new regional facility including Thousand Palms, Cathedral City, and Palm Desert. However, no other location was deemed suitable for their program and affordable for their limited resources.

## 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.

<b>Factors</b>	<b>Determination and Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR 800]	The County of Riverside has determined that no historic properties are affected per 36 CFR 800.4. The project involves modifications/renovations to a recently constructed warehouse (less than 1 year old) within an established industrial park. No historic structures, historic districts, or other significant sites are located near the project site. City of Indio General Plan, NRIS-nps.gov, EDA staff review.
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	This project is not located within a 100 year floodplain (Zones A or V) identified by FEMA maps, and does not involve a "critical action" within a 500 year floodplain (Zone B). Source: Zone C, Community Panel # 060260 0015B, dated 08/02/1996.
<b>Wetlands Protection</b> [Executive Order 11990]	This project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural pond per field observation and maps issued by the USDI Fish and Wildlife Service. EDA staff review.
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	There are no coastal zones within the City of Indio.EDA project review.
<b>Sole Source Aquifers</b> [40 CFR 149]	There are no sole source aquifers, as designated by the U.S. Environmental Protection Agency, within the City of Indio. Source: Coachella Valley Water District.
<b>Endangered Species Act</b> [50 CFR 402]	The project will have no effect on any Federally protected (listed or proposed) threatened and endangered species, or designated or proposed critical habitat. Source: City of Indio 2007 General Plan; Coachella Valley Multi-Species Habitat Conservation Plan.
<b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]	The project is not located within one mile of a listed Wild and Scenic River. There are no Wild and Scenic Rivers within the City of Indio according to the website <a href="http://www.nrps.gov/rivers/">www.nrps.gov/rivers/</a> .
<b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in a "non-attainment" and conforms with the EPA-approved 2003 Coachella Valley SIP per AQMD and SCAQMD web sites. Standard rules apply, and no individual NESHAP permit or notification are required per SCAQMD website. EDA project review.
<b>Farmland Protection Policy Act</b> [7 CFR 658]	The project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service; EDA staff review.
<b>Environmental Justice</b> [Executive Order 12898]	The proposed project is both appropriate and suitable for the current site and will have no adverse impact upon affordable housing or minority concentrations. EDA project review.

**HUD Environmental Standards**

**Determination and Compliance Documentation**

<p><b>Noise Abatement and Control</b> [24 CFR 51 B]</p>	<p>The ambient noise level at the project site has been determined to be less than 65 CNEL, based on HUD Noise Assessment Guidelines. The project site is located 800' from the Union Pacific rail line (50 trains per day); however, ambient noise levels were determined to be at less than 60 CNEL at 770'. In addition, the project site is located 2000' from Interstate 10; I-10 noise levels do not exceed 60 CNEL at 1000'. No significant airport noise levels are encountered at the project site. Source: City of Indio General Plan; Union Pacific Railroad; Bureau of Land Management; EDA staff review.</p>
<p><b>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases</b> [24 CFR 58.5(i)(2)]</p>	<p>The project is not within one mile of an NPL ("Superfund") site, within ½ mile of a CERCLIS site, nor adjacent or any other known or suspected sites contaminated with toxic chemicals or radioactive materials. Source: EPA Enviromapper, CERCLIS and Region 9 Superfund web pages.</p>
<p><b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [24 CFR 51 C]</p>	<p>There are no industrial facilities handling explosives or fire prone materials adjacent to or visible from the site based on field observations in 11/08 and 6/09. Source: Indio General Plan; EDA project review; Indio Fire Department.</p>
<p><b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]</p>	<p>The project is not within an FAA designated civilian airport Runway Clear Zone, or within a military airfield Clear Zone or Accident Potential Zone, or Approach Protection Zone, based on EDA staff review, Riverside County TLMA GIS, and EDA Aviation Division.</p>

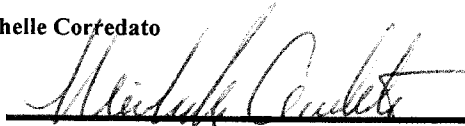
Check the box which applies to this project:

- ( ) The project converts to Exempt, per Section 58.34(a)(10), because it will not result in a violation of any statutes or authorities, nor requires a permit or license (all the statutes listed below have the letter "A" marked in the column). Funds may be drawn down for this (now) EXEMPT activity.
- ( ) This project cannot convert to Exempt. One or more statutes require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and complete draw down procedures, per Section 58.71.
- ( **XX** ) **This project or activity may have a significant environmental impact and thus requires preparation of an Environmental Assessment. Complete the Environmental Assessment Worksheets and applicable public notification.**

Preparer Name: **Michelle Cortedato**

Date: June 29, 2009


Preparer Signature: \_\_\_\_\_



Supervisory Official Name: **John Thurman**

Date: June 29, 2009

Supervisory Signature: \_\_\_\_\_



## 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 facility is located on 1.87 acres within an established industrial/commercial park in Indio. The site's zoning is IP (Industrial Park) and the City of Indio General Plan Land Use Designation is Industrial Park. The proposed use of the warehouse for food receiving, storage, and distribution conforms to the zoning and general plan land use designation. Source: EDA Staff review, Indio General Plan.
Compatibility and Urban Impact	1	The proposed food distribution center will be located within an established industrial park. The project will have no adverse impact upon urban land uses. Source: EDA staff review.
Slope	1	The project will not impact the slope because the project site level, on a previously graded and developed area. No new construction, except interior tenant improvements are planned for the buildings. Source: EDA Staff review.
Erosion	1	The proposed project will not increase the impermeable area or impact erosion of the soil because it is built on previously graded and developed areas. Further, only tenant improvements are planned for the building's interior with no new construction or expansion to the buildings exterior footprint. Source: EDA Staff review, description of the Proposal.
Soil Suitability	1	The project site is located in an area of suitable soil conditions, given the intended use of the facility. The site is not located on or near any known fault zones or special study zones. The site is located within a potential liquefaction zone due to ground water tables shallower than 30 feet. However, the facility is not considered at risk due to adequate soil compaction, foundation design, and construction materials. Source: City of Indio General Plan, EDA project review.
Hazards and Nuisances including Site Safety	1	The project is not located within hazardous areas. Indio General Plan, EDA site visit.
Energy Consumption	1	No significant impacts associated with energy consumption are anticipated. EDA staff review.
<b>Noise - Contribution to Community Noise Level</b>	1	The project does not involve the development noise sensitive uses. EDA Staff review.
<b>Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</b>	1	The project will not alter ambient air quality nor increase community pollution levels. EDA Staff review
<b>Environmental Design Visual Quality-Coherence, Diversity, Compatible Use &amp;Scale</b>	1	No significant changes to the exterior of the building or property are anticipated by the proposed project. Source: Description of the Proposal. EDA Staff review

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	The project is limited to property acquisition and interior tenant improvements. No demographic impacts identified.
Displacement	1	The project will not involve the displacement of residential or business tenants. EDA Staff review.
Employment and Income Patterns	2	It is anticipated the project will provide long-term opportunities to improve employment and income patterns of low-income and needy families by providing basic food needs.

<b>Community Facilities and Services</b>	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	This project does not impact educational facilities.
Commercial Facilities	1	The project does not impact commercial facilities.
Health Care	1	The project does not impact health care services or facilities.
Social Services	2	It is anticipated the project will provide opportunities to improve social services for homeless, needy, and low-income families.
Solid Waste	1	The project does not impact solid waste.
Waste Water	1	No additional wastewater is anticipated.
Storm Water	1	An increase in storm water run-off is not anticipated because the project site is on previously graded and developed areas. Further, only interior tenant improvements are planned with no expansion to the building. Source: Description of the Proposal.
Water Supply	1	The project is not anticipated to impact existing water supply.
Public Safety - Police	1	It is not anticipated that this project will increase calls for service from the Police Department.
Public Safety - Fire	1	It is not anticipated that this project will increase calls for service from the Police Department.
- Emergency Medical	1	It is not anticipated that this project will impact requests for Emergency Medical Service.
Open Space and Recreation - Open Space	1	The project is located within a developed industrial park with proper open area provided. The proposed project will not reduce the amount of open space because tenant improvements will be limited to the interior of the existing building.
- Recreation	1	The project of have no impact on the amount of recreation space within the City.
- Cultural Facilities	1	The project is not anticipated to impact cultural facilities.
Transportation	1	The project is not anticipated to impact transportation.

<b>Natural Features</b>	<b>Source or Documentation</b>	
Water Resources	1	This project is not anticipated to impact water resources.
Surface Water	1	This project is not anticipated to impact surface water.
Unique Natural Features and Agricultural Lands	1	There are no unique features within the project location.
Vegetation and Wildlife	1	The project site is within a developed industrial park in an urban setting –not within the Coachella Valley Multi-Species Habitat Conservation Plan. No impact to any endangered plant or animal species is anticipated. Source: City of Indio General Plan, EDA Staff site visit, Riverside County TLMA/GIS.

<b>Other Factors</b>	<b>Source or Documentation</b>	
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The Project is not located in a special flood hazard area. Source: FEMA Maps Zone X, Community Panel #06065C2254G, dated 08/2008.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no Coastal Barriers found within the City of Indio.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not within an FAA designated civilian airport Runway Clear Zone, or within a military airfield Clear Zone or Accident Potential Zone, or Approach Protection Zone. Source: EDA staff review, Indio General Plan, Riverside County TLMA/GIS, EDA Aviation Division.
Other Factors	1	None

### **Summary of Findings and Conclusions**

Based on information contained in this Environmental Assessment, there is no evidence to indicate the project will have a significant adverse impact on the environment.

### **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.)

FIND Food Bank searched diligently for other possible locations for this new regional facility including Thousand Palms, Cathedral City, and Palm Desert. However, no other location was deemed suitable for their program and affordable for their limited resources. There is no other reasonable course of action but to pursue the Citrus Avenue warehouse project.

#### **No Action Alternative [24 CFR 58.40(e)]**

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Failure to move forward the FIND Food Bank Regional Distribution Center Project would result in the continuation of the existing food center in Cathedral City that is antiquate, inadequate, and inefficient. FIND and its many distribution locations would not be able to meet the basic needs of families, homeless, shelters, and other persons.

#### **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.)

No mitigation measures are required as the project involves interior modifications/renovations to an existing warehouse facility.

**Additional Studies Performed**

(Attach studies or summaries)

None

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

David Peradine, President/CEO, FIND Food Bank, Inc.

John Thurman, EDA Development Manager – CDBG/ESG Programs

Michelle Corredato, CDBG Program Manager (Eastern Riverside County)

County of Riverside TLMA./GIS

Riverside County Integrated Plan

City of Indio General Plan

City of Indio

Submitted Description of Proposal, Plans and Maps

FEMA Flood Insurance Rate Maps

Union Pacific Railroad

US Environmental Protection Agency

National Park Service

## LEVEL OF ENVIRONMENTAL REVIEW DETERMINATION

Project Name/Description: FIND Food Bank, Inc. Regional Distribution Center

The FIND Food Bank, a non-profit organization, will use CDBG funds to pay for costs associated with the purchase and installation of permanent shelving, racking, in-ground scales, and other fixed interior renovations/improvements for their new regional food distribution center in the City of Indio. The two-story, 36,000- square foot structure is located on a 1.87 acre parcel in Indio near Interstate 10. The new facility will provide an accessible central location and a modern and functional facility to replace FIND's antiquated Cathedral City distribution center.

File Number: 0.23-07

Location: 830775 Citrus Avenue, Indio, CA 92201 – APN# 611-410-063

Funding Amount: \$675,000

Funding Type:         CDBG         ESG         Other:

Level of Environmental Review: *(cite sections)*

- Exempt per 24 CFR 58.34
  - Categorically excluded not subject to statutes per §58.36(b)
  - Categorically excluded subject to statutes per §58.35(a)
  - Environmental Assessment per §58.36, or EIS per 40 CFR 1500**
- 

### STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

#### *FLOOD INSURANCE/FLOOD DISASTER PROTECTION ACT*

1. Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?

No; flood insurance is not required. The review of this factor is completed.

**Yes; continue**

2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

**No. Source Document (FEMA/FIRM floodplain zone designation, panel number 06065C2254G, date: 8/2008, Zone X)**

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(Factor review completed).

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**COASTAL BARRIERS RESOURCES ACT**

1. Is the project located in a coastal barrier resource area? (See [www.fema.gov/nfip/cobra/shtm](http://www.fema.gov/nfip/cobra/shtm)).

**No**; Cite Source Documentation: There are no Coastal Barrier Resource Areas within Riverside County.

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(Factor review completed).

**Yes – Federal assistance may not be used in such an area.**

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**AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES**

1. Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?

**No; cite SD, page: EDA Staff Review, Aviation Division**

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Project complies with 24 CFR 51.303(a)(3)

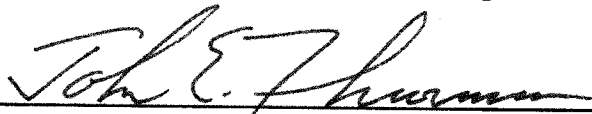
**Yes; Disclosure statement must be provided** to buyer and a copy of the signed disclosure statement must be maintained in this Environmental Review Record.

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Signature/Name: Michelle Corredato, Program Manager/Date: **JUNE 29, 2009**



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Responsible Entity Official Signature/Title: John Thurman, EDA Development Manager/  
Date: **JUNE 29, 2009**

## SECTION IV

### **PUBLIC COMMENTS**

SECTION V

**ENVIRONMENTAL ASSESSMENT  
EXHIBITS AND SUPPORTING DOCUMENTATION**

**ENVIRONMENTAL ASSESSMENT**  
**EXHIBITS AND SUPPORTING DOCUMENTATION**

NEPA ENVIRONMENTAL ASSESSMENT  
FIND FOOD BANK, INC., REGIONAL DISTRIBUTION CENTER IMPROVEMENTS

## **MAPS AND SITE INFORMATION**

Map of Chiriaco Summit, CA 92201



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.



FIND Regional Food Distribution Center

© 2009 Tele Atlas  
Image © 2009 DigitalGlobe

Google

MAP# 06065C2254G  
August 2008



Scale: 15

Help

Project SITE

ZONE X

6575000 FT JOINS PANEL 2252

Zoom In Zoom Out

Zoom In Zoom Out

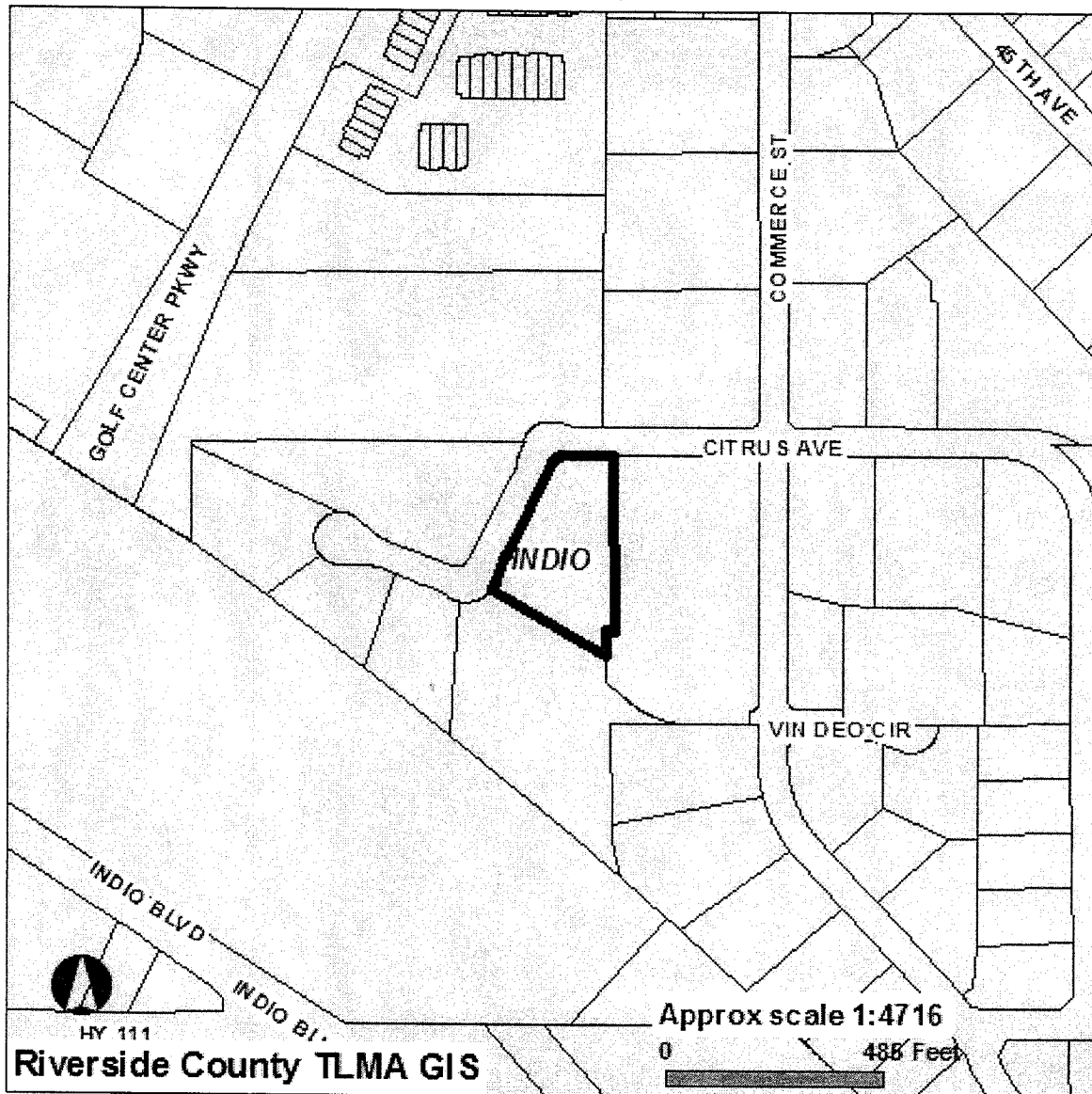
1:1 MAX

Zoom In Zoom Out

Make a Firmette



**FIND Facility**



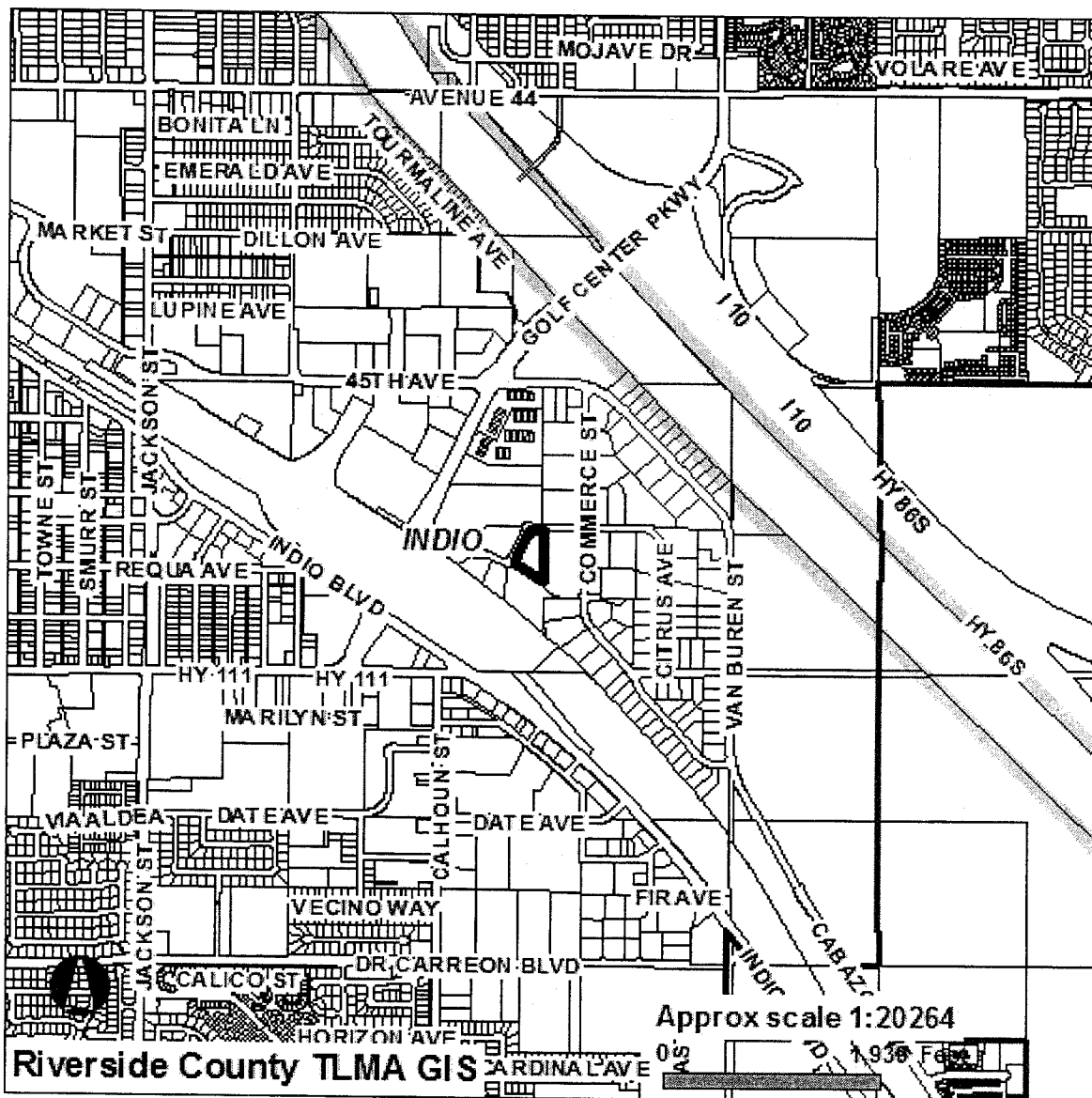
**Selected parcel(s):**  
611-410-063

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

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RIVERSIDE COUNTY GIS



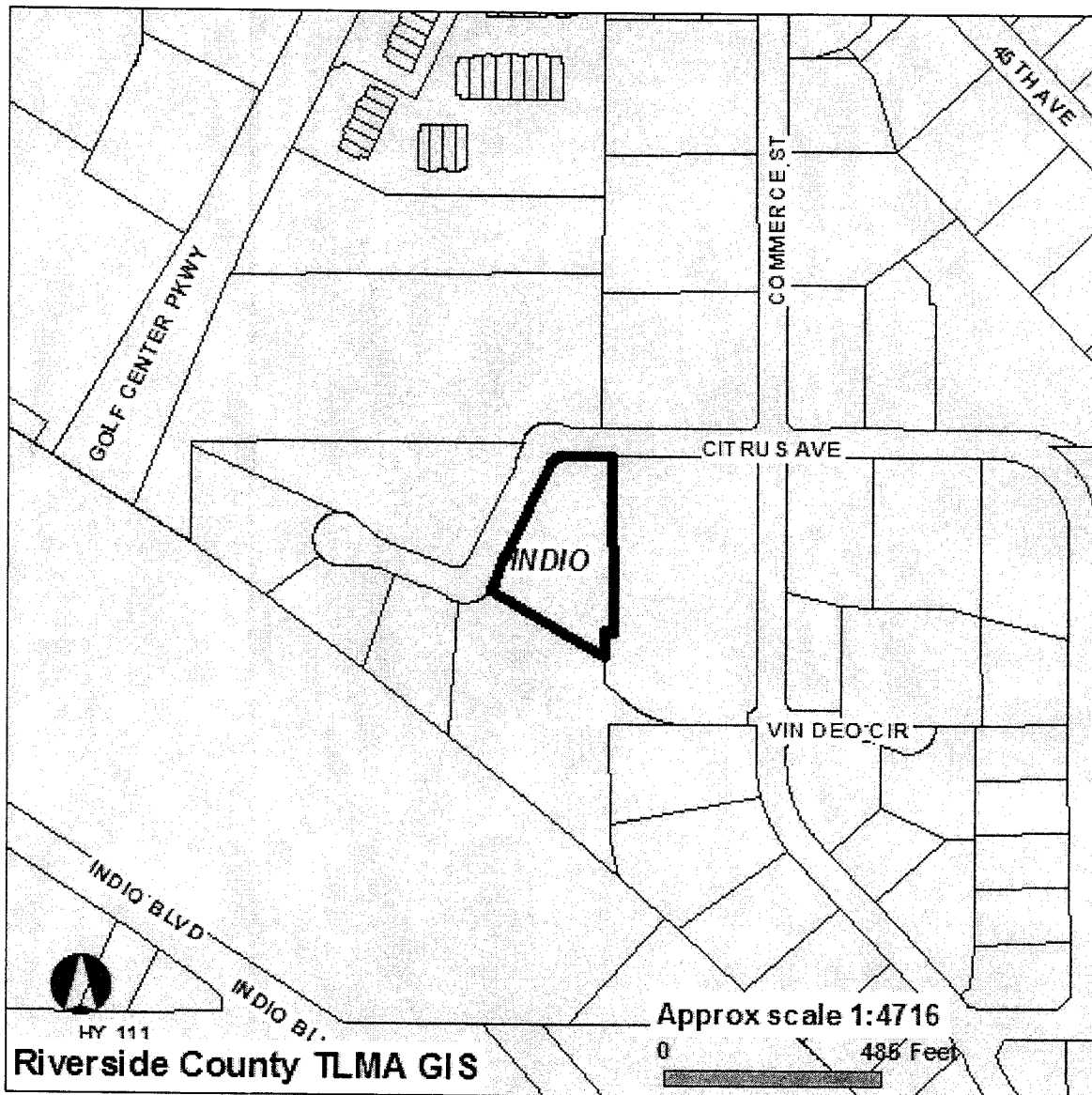
Selected parcel(s):  
611-410-063

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REPORT PRINTED ON...Thu Jun 25 11:02:44 2009

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
611-410-063

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FULL REPORT APN(s):	611-410-063-0
OWNER NAME:	- NOT AVAILABLE ONLINE
ADDRESS:	- 611-410-063 83775 CITUS AVE INDIO, CA. 92201
MAIL TO NAME/ADDRESS:	- 611-410-063 -(SEE OWNER) - 345 N VIA LAS PALMAS - PALM SPRINGS CA. 92262
APN CAME FROM:	- 611-410-063

- CAME FROM: 611-410-032

LOT SIZE: - 611-410-063  
- RECORDED LOT SIZE IS: 1.87 ACRES

PROPERTY CHARACTERISTICS: - 1. 611-410-063  
- NO PROPERTY DESCRIPTION AVAILABLE

ELEVATION (APPROXIMATE): - -28/-28 FEET

LEGAL DESCRIPTION: - APN: 611410063  
- RECORDED BOOK/PAGE: PM 76/27  
- SUBDIVISION NAME: PM 14267  
- LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
- TRACT NUMBER: NOT AVAILABLE

BASE YEAR ASSESSMENT: - 611-410-063  
- BASE YEAR: 2007

TOWNSHIP/RANGE: - SEC 0

CEMETERY DISTRICTS: - COACHELLA CEMETERY DISTRICT

CITY BOUNDARY/SPHERE: - CITY: INDIO  
- CITY SPHERE: NOT WITHIN A SPHERE  
- ANNEXATION DATE: NO DATE AVAILABLE  
- LAFCO CASE #: NO CASE # AVAILABLE  
- PROPOSALS: NONE

COMMUNITY: - IN OR PARTIALLY WITHIN INDIO. SEE MAP FOR MORE INFORMATION.

2001 SUPERVISORIAL DISTRICT: - ROY WILSON, DISTRICT 4  
as established by County Ordinance 813, August 14, 2001

AREA PLAN: - WESTERN COACHELLA VALLEY

COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN FEE AREA: - WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN - CONSERVATION AREA: - NOT IN A CONSERVATION AREA

WESTERN RIVERSIDE MULTI-SPECIES HABITAT CONSERVATION PLAN FEE AREA: - NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

WESTERN RIVERSIDE COUNTY MSHCP AREA PLAN: - NOT IN AN AREAPLAN

WESTERN RIVERSIDE COUNTY MSHCP CELL GROUP: - NOT IN A CELLGROUP

WESTERN RIVERSIDE COUNTY MSHCP CELL NUMBER: - NOT IN A CELL

**IMPORTANT NOTICE:** On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan provides new land use designations for all parcels in the unincorporated area of Riverside County. For any parcel, the General Plan may provide for a different type of land use than is provided for under existing zoning. During the next one to two years, the County will undertake a program to review all the zoning in the unincorporated area, and where necessary, change the zoning, following advertised public hearings, to conform to the County's new General Plan. Until then, please be advised that there may be a difference between the zoning and General Plan designations on any parcel. This may result in, at a minimum, the need to change the zoning before desired development may proceed. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277.:

LANDUSE DESIGNATION:

Click [here](#) for landuse descriptions.  
- DATA NOT AVAILABLE

- CHECK MAP TO CONFIRM LANDUSE DESIGNATION
- FOR MORE INFORMATION ABOUT LANDUSE DESIGNATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING CLASSIFICATION(S) ORD. 348:

Click [here](#) for zoning classifications.  
- DATA NOT AVAILABLE

- CHECK MAP TO CONFIRM ZONING CLASSIFICATIONS
- FOR MORE INFORMATION ABOUT ZONING CLASSIFICATIONS, CALL THE COUNTY'S PLANNING DEPARTMENT AT 951-955-3200.

ZONING DISTRICT/AREA: - DATA NOT AVAILABLE

OUTDOOR BILLBOARDS: - BILLBOARDS NOT PERMITTED BY ZONING

SPECIFIC PLAN: - NOT WITHIN A SPECIFIC PLAN

NOTE: Non-mapped Policy Area issues may exist on this parcel. Please contact the Planning Department at (951)955-3200 for more information.

MAPPED POLICY AREAS: - NONE

GENERAL PLAN POLICY OVERLAY: - NOT IN A GENERAL PLAN POLICY OVERLAY AREA

DEVELOPMENT AGREEMENT #: - NOT IN A DEVELOPMENT AGREEMENT AREA

REDEVELOPMENT AREAS: - NOT IN A REDEVELOPMENT AREA

AGRICULTURE PRESERVE: - NOT IN AN AGRICULTURE PRESERVE

AIRPORT INFLUENCE AREAS: - NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES: - NOT IN AN AIRPORT COMPATIBILITY ZONE

Planning Case Map information may not be complete, current, or up-to-date for this area. Please contact the Planning Department if more information is needed.

PLANNING CASE(S): - NO PLANNING CASES DESCRIPTION: NOT APPLICABLE  
APPLIED DATE: NOT APPLICABLE STATUS: NOT APPLICABLE

DEV. IMP. FEE AREA ORD. 659: - WESTERN COACHELLA VALLEY

2000 CENSUS TRACT: - 045301

1990 FARMLAND DESIGNATION: - URBAN-BUILT UP LAND

2000 CENSUS DESIGNATION: - CENSUS DESIGNATION REPORT IS NOT AVAILABLE

INDIAN TRIBAL LANDS: - NOT IN A TRIBAL LAND

SCHOOL DISTRICT: - DESERT SANDS UNIFIED

ROAD & BRIDGE DISTRICT: - NOT IN A DISTRICT

ROADBOOK PAGE: - 212

\* BOUNDARIES ARE APPROXIMATIONS. USE FOR REFERENCE ONLY. SURVEY INFORMATION MUST BE CONSULTED OR PREPARED TO ACCURATELY DETERMINE ANY RIGHT-OF-WAY BOUNDARY.

CETAP CORRIDORS: - NOT IN A CETAP CORRIDOR.

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY ROADS: - NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

EAST T.U.M.F. ORD. 673: - IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
- EAST

WEST T.U.M.F. ORD. 824: - NOT WITHIN THE WESTERN TUMF FEE AREA

WATER DISTRICT: - COACHELLA VALLEY WATER DISTRICT (CVWD)

FLOOD CONTROL DISTRICT: - COACHELLA VALLEY WATER DISTRICT

FLOOD PLAIN REVIEW: - NOT REQUIRED.

WATERSHED: - WHITEWATER

VEGETATION: - DATA NOT AVAILABLE

SKR FEE AREA ORD. 663.10: - NOT WITHIN A FEE AREA

HANS/ERP PROJECT: - NONE

FAULT ZONE: - NOT IN A FAULT ZONE

FAULTS: - NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL: - HIGH

SUBSIDENCE: - ACTIVE

HIGH FIRE AREA ORD. 787: - NOT IN A HIGH FIRE AREA

STATE RESPONSIBILITY AREAS: - NOT IN A STATE RESPONSIBILITY AREA

LIGHTING ORD. 655: - NOT APPLICABLE, 45.47 MILES.

COUNTY SERVICE AREA: - NOT IN A COUNTY SERVICE AREA.

BUILDING PERMIT(S): - NO BUILDING PERMITS

ENVIRON. HEALTH CASE(S): - NO ENVIRONMENTAL CASES

TAX RATE AREAS:

- 007-050
- CITRUS PEST CONTROL 2
- CITY OF INDIO DEBT SERV
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- INDIO CENTRE RENEWAL PROJ 83-ANX
- RIV. CO. OFFICE OF EDUCATION
- VALLEY SANITARY

SURFACE MINES: - NO SURFACE MINES

PALEONTOLOGICAL SENSITIVITY:

- HIGH SENSITIVITY (HIGH A).
- BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

COMMUNITY FACILITY DISTRICTS:

- NAME: NOT IN A COMMUNITY FACILITY DISTRICT
- DISTRICT NUMBER: NOT AVAILABLE

THOMAS BROS. MAPS PAGE/GRID: - PAGE 5470- GRID H1

SPECIAL NOTES: - PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

REPORT PRINTED ON...Thu Jun 25 10:46:03 2009

**Index By State County**  
National Register Information System

09/17/2008 13:03:09

No filter

Include filter in navigation

State: CA

County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
1	Administration Building, Sherman Institute	9010 Magnolia Ave.	Riverside	1980-01-09	
2	All Souls Universalist Church	3657 Lemon St.	Riverside	1978-09-18	
3	Andreas Canyon	Address Restricted	Palm Springs	1973-01-08	
4	Archeological Sites CA-RIV-504 and CA-RIV-773	Address Restricted	Blythe	2003-03-12	
5	Arlington Branch Library and Fire Hall	9556 Magnolia Ave.	Riverside	1993-07-22	
6	Armory Hall	252 N. Main St.	Lake Elsinore	1992-01-29	
7	Barker Dam	SE of Twentynine Palms in Joshua Tree National Monument	Twentynine Palms	1975-10-29	
8	Blythe Intaglios	Address Restricted	Blythe	1975-08-22	
9	Buttercup Farms Pictograph	Address Restricted	Perris	1976-05-03	
10	Carnegie, Andrew, Library	8th and Main Sts.	Corona	1977-06-29	

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**Index By State County**  
National Register Information System

09/17/2008 12:42:11

No filter

Include filter in navigation 

State: CA

County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
11	Childs, William, House	1151 Monte Vista Dr.	Riverside	1999-07-28	
12	Chinatown	Brockton and Tequesquite Aves.	Riverside	1990-03-01	
13	Coachella Valley Fish Traps	Restricted Address	Valerie	1972-06-13	
14	Corn Springs	Address Restricted	Desert Center	1998-10-30	
15	Corona High School	815 W. 6th St.	Corona	2005-08-03	
16	Crescent Bathhouse	201 W. Graham Ave.	Lake Elsinore	1975-07-30	
17	Desert Queen Mine	S of Twentynine Palms in Joshua Tree National Monument	Twentynine Palms	1976-01-17	
18	Estudillo Mansion	150 S. Dillon	San Jacinto	2001-10-25	
19	Federal Post Office	3720 Orange St.	Riverside	1978-11-20	
20	First Church of Christ, Scientist	3606 Lemon St.	Riverside	1992-09-22	

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**Index By State County**  
National Register Information System

09/17/2008 13:03:32

No filter

Include filter in navigation 

State: CA

County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
21	First Congregational Church of Riverside	3504 Mission Inn Ave.	Riverside	1997-04-03	
22	Galleano Winery	4231 Wineville Rd.	Mira Loma	2003-06-22	
23	Garbani, Rocco, Homestead	33555 Holland Rd.	Winchester	1999-12-22	
24	Gilman Ranch	1937 W. Gilman St.	Banning	1977-11-17	
25	Harada House	3356 Lemon St.	Riverside	1977-09-15	
26	Heritage House	8193 Magnolia Ave.	Riverside	1973-02-28	
27	Jensen, Cornelius, Ranch	4350 Riverview Dr	Rubidoux	1979-09-06	
28	Lake Norconian Club	Jct. of Fifth and Western Ave.	Norco	2000-02-04	
29	Lederer, Gus, Site	Address Restricted	Desert Center	2003-03-12	
30	March Field Historic District	Eschscholtzia Ave., March Air Force Base	Riverside	1994-12-06	

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**Index By State County**  
National Register Information System

09/17/2008 13:03:38

No filter

Include filter in navigation

State: CA

County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
31	Martinez Canyon Rockhouse	BLM, Palm Springs-South Coast Resource Area	North Palm Springs	1999-12-14	
32	Martinez Historical District	Off SR 86	Torres-Martinez Indian Reservation	1973-05-17	
33	Masonic Temple	3650 11th St.	Riverside	1980-06-06	
34	McCoy Spring Archeological Site	Address Restricted	Blythe	1982-05-10	
35	Mission Court Bungalows	3355--3373 Second St. and 3354--3362 First St.	Riverside	1993-07-08	
36	Mission Inn	3649 7th St.	Riverside	1971-05-14	
37	Murrieta Creek Archeological Area	Address Restricted	Temecula	1973-04-24	
38	North Chuckwalla Mountain Quarry District	Address Restricted	Desert Center	1981-08-24	
39	North Chuckwalla Mountains Petroglyph District Ca-Riv 1383	Address Restricted	Desert Center	1981-09-03	
40	Old YWCA Building	3425 Mission Inn Avenue	Riverside	1982-01-28	

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**Index By State County**  
National Register Information System

09/17/2008 13:03:44

No filter

Include filter in navigation

State: CA

County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
41	Perris Depot	120 W. Fourth St.	Perris	1994-08-05	
42	Riverside Municipal Auditorium and Soldier's Memorial Building	3485 7th St.	Riverside	1978-03-31	
43	Riverside-Arlington Heights Fruit Exchange	3391 7th St.	Riverside	1980-06-09	
44	Ryan House and Lost Horse Well	S of Twentynine Palms in Joshua Tree National Monument	Twentynine Palms	1975-06-05	
45	San Pedro, Los Angeles, & Salt Lake RR Depot	3751 Vine St.	Riverside	1977-04-18	
46	San Timoteo Canyon Schoolhouse	31985 San Timoteo Canyon Rd.	Redlands	2001-01-19	
47	Simon's, M. H., Undertaking Chapel	3610 11th St.	Riverside	1980-06-09	
48	Southern Hotel	445 S. D St.	Perris	1992-10-15	
49	Sutherland Fruit Company	3191 Seventh St.	Riverside	1986-04-11	
50	Tahquitz Canyon	Address Restricted	Palm Springs	1972-10-31	

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**Index By State County**  
National Register Information System

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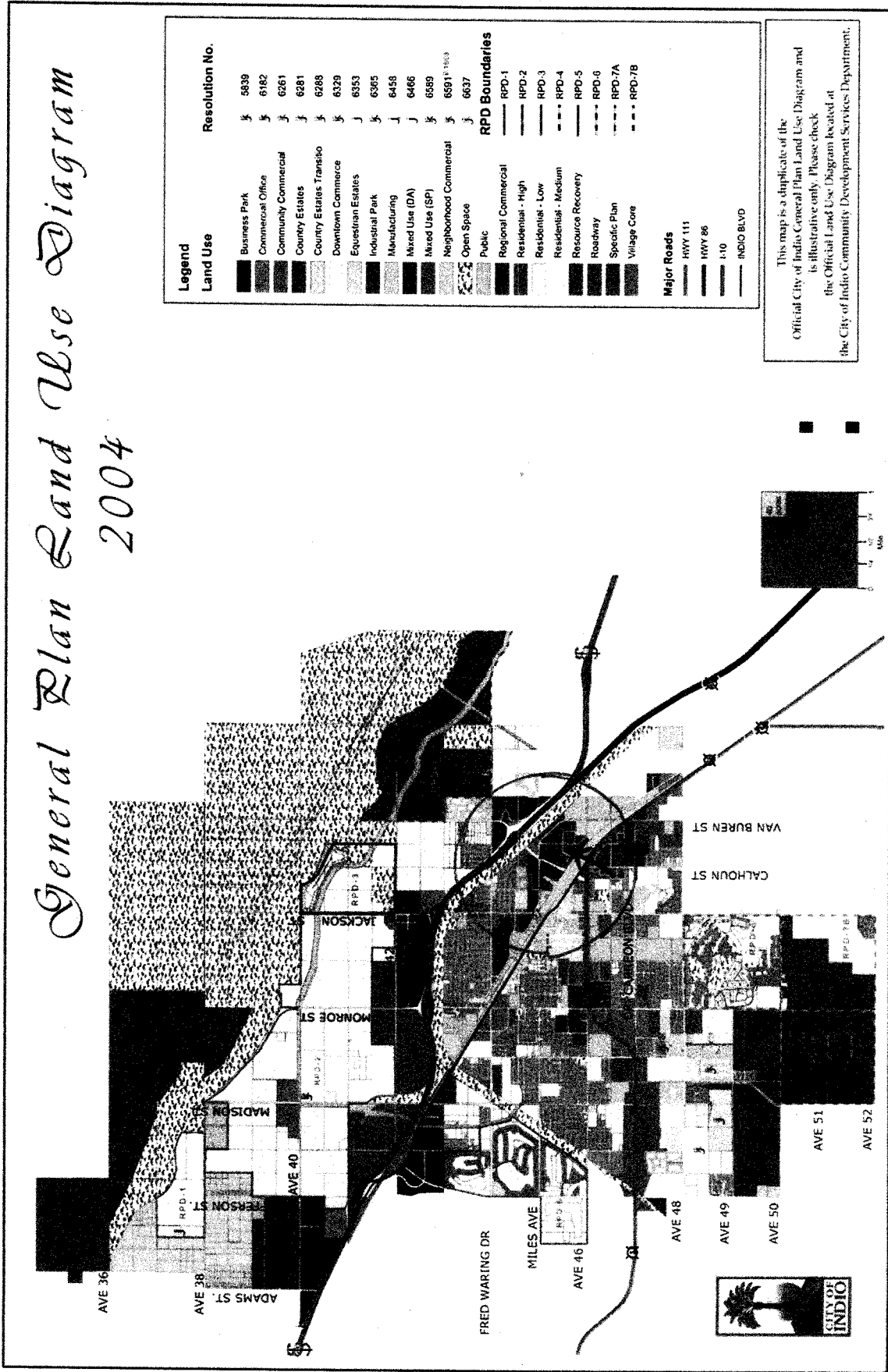
County: Riverside

Row	Resource Name	Address	City	Listed	Multiple
51	University Heights Junior High School	2060 University Ave.	Riverside	1993-06-24	
52	Victoria Avenue	Victoria Ave., from Arlington Ave. to Boundary Ln.	Riverside	2000-10-26	
53	Woman's Improvement Club Clubhouse	1101 S. Main St.	Corona	1988-11-03	

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# General Plan Land Use Diagram 2004



Land Use	Resolution No.
Business Park	J 5839
Commercial Office	J 6182
Community Commercial	J 6261
Country Estates	J 6281
Country Estates Transito	J 6288
Downtown Commerce	J 6329
Equestrian Estates	J 6353
Industrial Park	J 6365
Manufacturing	J 6458
Mixed Use (DA)	J 6466
Mixed Use (SP)	J 6589
Neighborhood Commercial	J 6591 <sup>1</sup> 1563
Open Space	J 6637
Public	
Regional Commercial	
Residential - High	
Residential - Low	
Residential - Medium	
Resource Recovery	
Roadway	
Specific Plan	
Village Core	

RPD Boundaries
RPD-1
RPD-2
RPD-3
RPD-4
RPD-5
RPD-6
RPD-7A
RPD-7B

This map is a duplicate of the Official City of Indio General Plan Land Use Diagram and is illustrative only. Please check the Official Land Use Diagram located at the City of Indio Community Development Services Department.

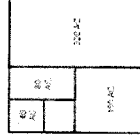




# CITY OF INUDIO 2004

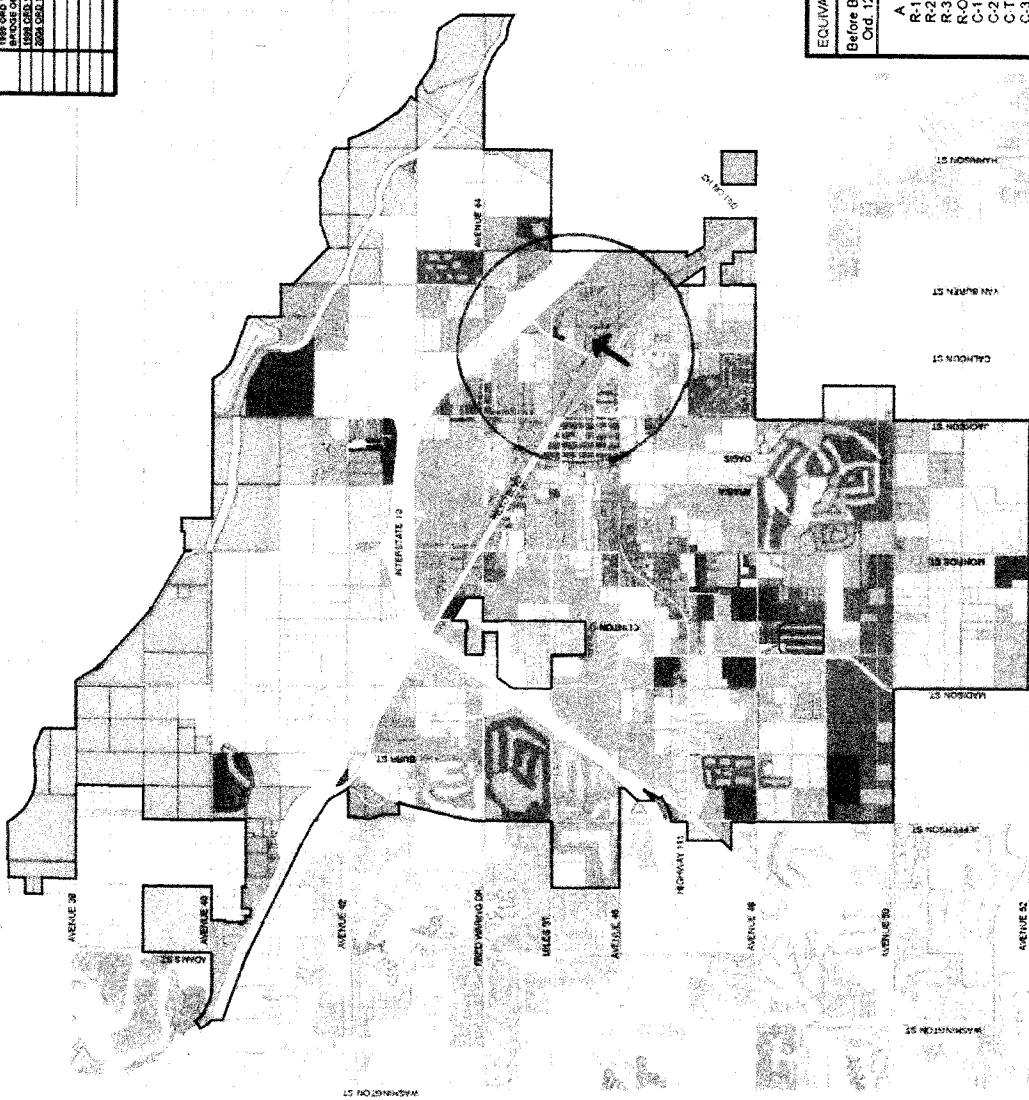
## Legend

- City of Indio Boundary
- BP Business Park
- C-1-PD Restricted Commercial, PD
- C-2-PD General Commercial, PD
- C-2/R-3 PD General Commercial, PD
- C-3-PD Heavy Commercial, PD
- C-T-PD Commercial, Tourist & Recreation, PD
- CC Community Commercial
- CE-1 Country Estates-1
- CE-1/2 Country Estates-1/2
- CE-2 Country Estates-2
- CE-PD Country Estates, PD
- CO Office
- Desert Park
- EE Equestrian Estates
- Fire Station
- IP Industrial Park
- M Industrial
- MHPD Mobile Home Park, PD
- NC Neighborhood Commercial
- O-PD Office, PD
- P Unclassified Zone
- R-1-PD Single Family, PD
- R-2-PD Low Density Multiple Family, PD
- R-3-PD Multiple Family, PD
- R-O-PD Residential - Office, PD
- R-PD Residential, PD
- RC Regional Commercial
- RH Residential High
- RL Residential Low
- RM Residential Medium
- RM-MH Residential Medium/Mobile Home
- RM-SP Residential Medium/Specific Plan
- RM/MHPD Residential Medium/Mobile Home, PD



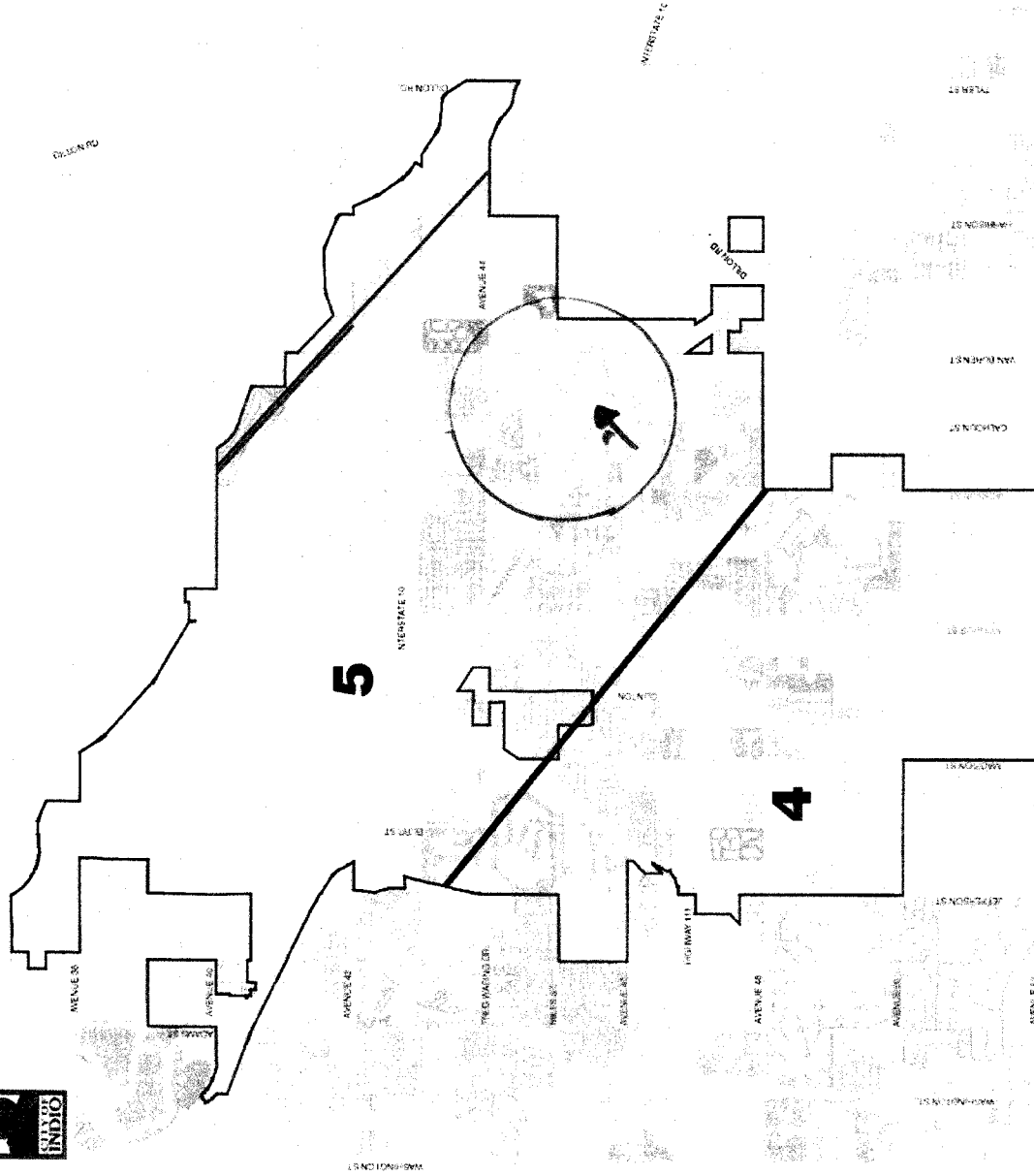
**DePalatis Associates**  
PLANNING & ENVIRONMENTAL GRAPHICS  
1000 W. 72nd St., Suite 200 - Indio, CA 92201  
Tel: (951) 761-1100 Fax: (951) 761-1101  
www.depalatis.com

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUE SET	12/28/03
2	1999 ORD. 1507 BEFORE	09/04/04
3	1999 ORD. 1725	11/27/04
4	2004 ORD. 1188	08/26/04



EQUIVALENT LAND USES	
Before Bridge Ord. 1239	After Bridge Ord. 1239
A	EE
R-1	RL
R-2	RM
R-3	RH
R-O	RL
C-1	NC
C-2	CC
C-T	CC
C-3	RC
O	CO
U	P





### Geologic Hazards

#### SEISMIC SHAKING BOUNDARY

- Seismic Shaking Intensities (1 = Low - 10 = High)

Source:  
Special Studies Zones Maps:  
Myoma, Indio & Lost Horse Mtn.  
Quadrangle; Riverside County  
Community Area Seismic  
Geology Maps

#### FAULTS

- Accurately Located Faults
- Faultline Concealed by Special Deposits
- Alquist-Priolo Special Studies Zone

#### LIQUEFACTION

- Potential Liquefaction where groundwater is generally shallower than 30 feet

Source:  
Liquefaction Potential zones:  
Riverside County Community  
Area Seismic Geologic Maps

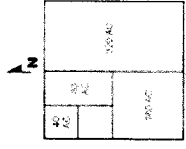
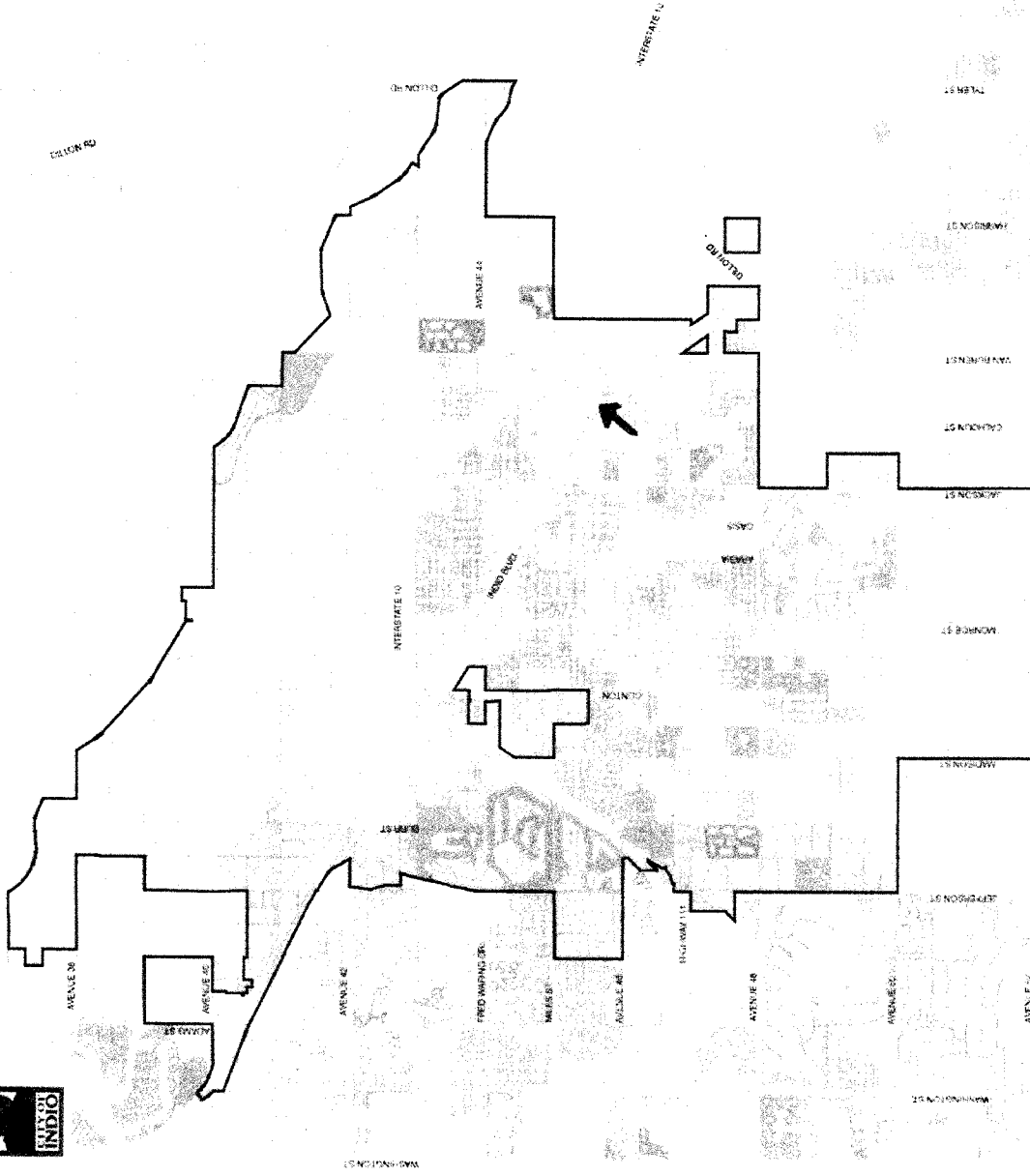


Figure 5.6-2  
Geologic Hazard Map

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Sensitivity

- Low Potential
- High Potential
- Undetermined Potential

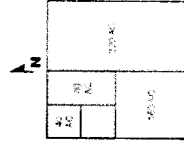
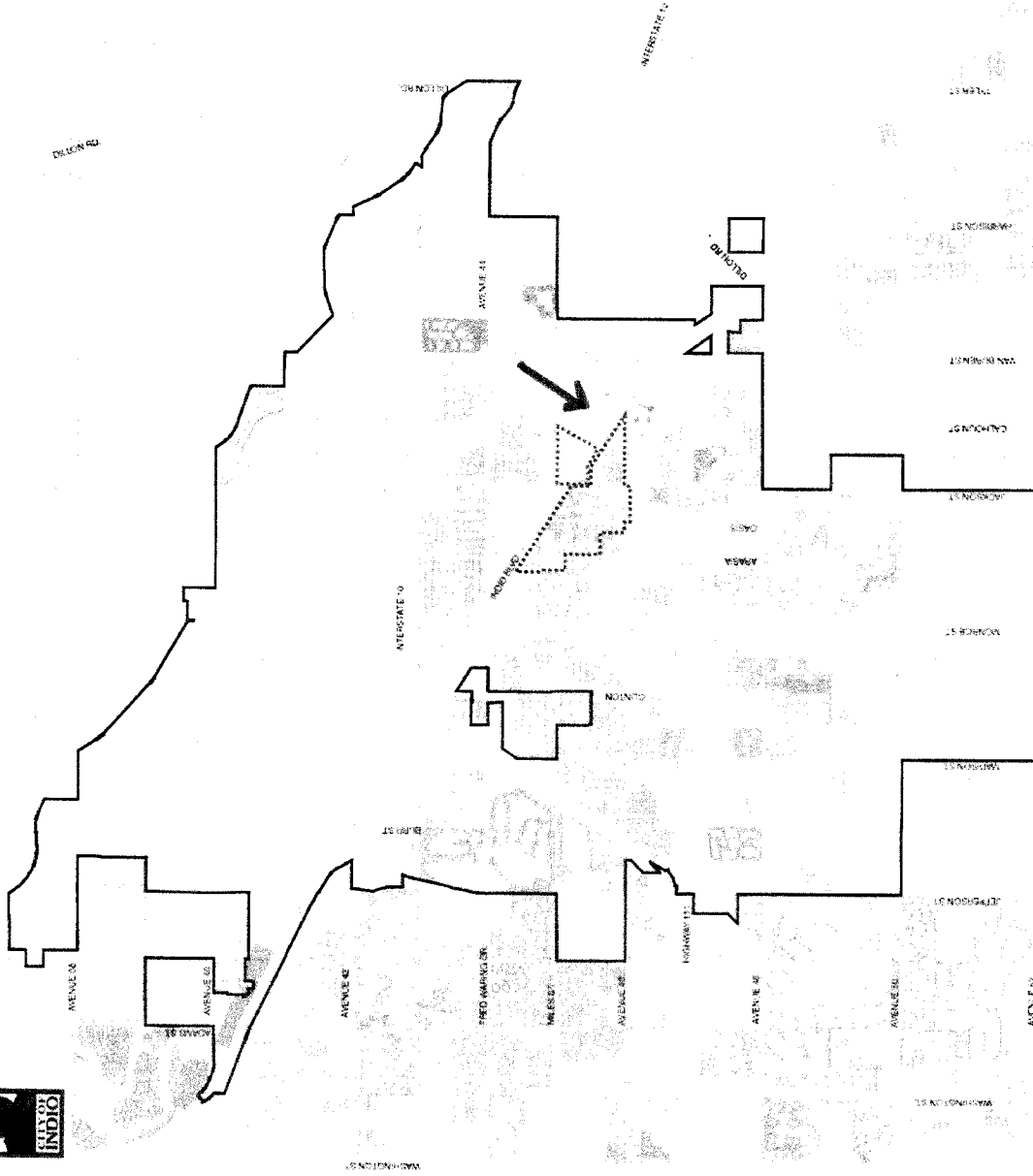


Figure 4.8-12 Sensitive Paleontological Resources

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 10000 N. Meridian St., Suite 100  
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 Fax: 317.571.1112  
 www.chambersgroup.com

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 Fax: 317.571.1112  
 www.depalatis.com



**Designations**

- Myoma Early 20th Century Development
- Indio Early 20th Century Development
- Early Railroad Structures
- Indio Mid 20th Century Development

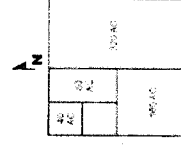


Figure 4.8-10  
Historic Development Areas

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 DePalatis Associates  
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 Phone: (951) 761-1111  
 Fax: (951) 761-1112  
 Email: info@chambersgroup.com



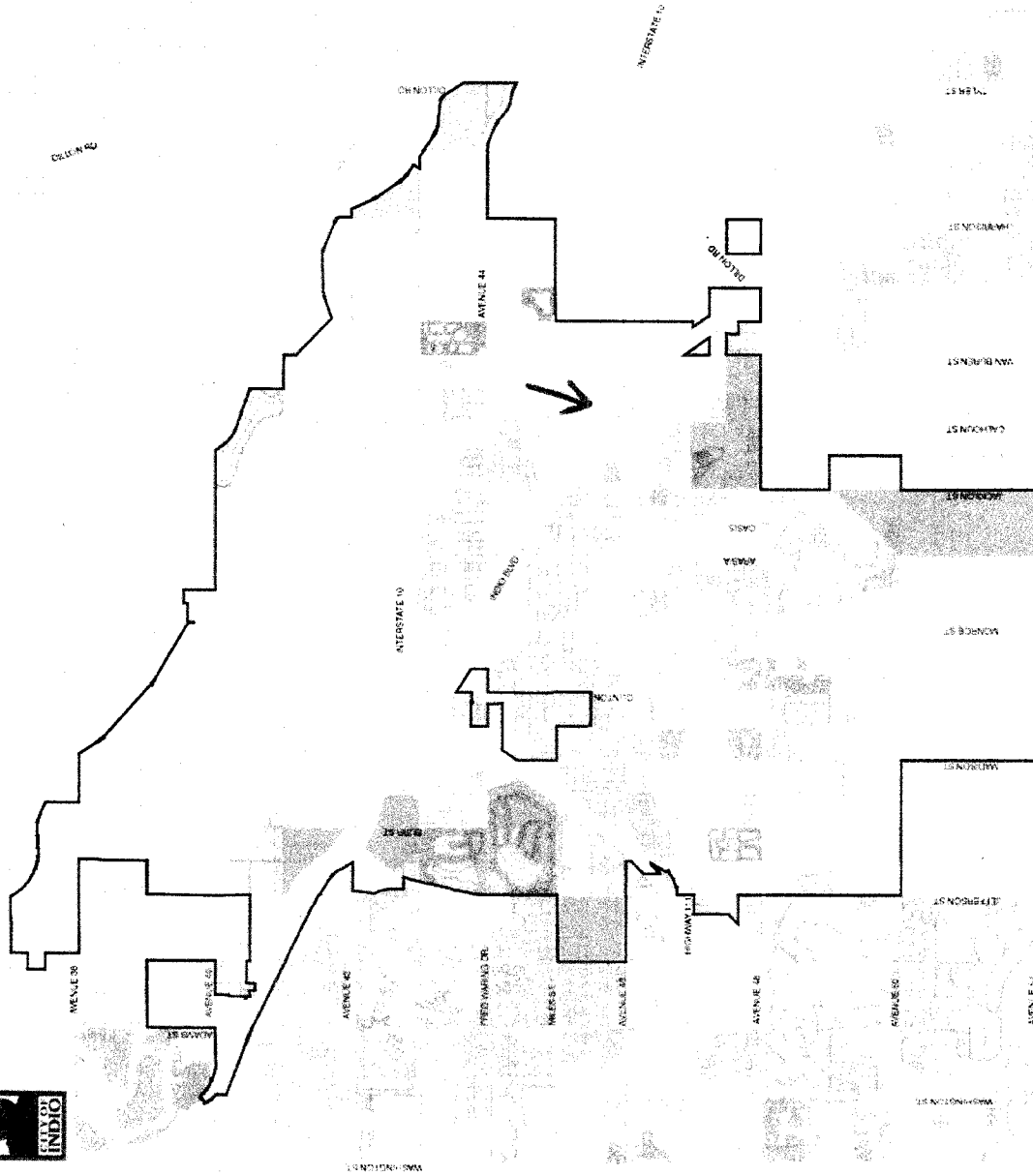


Figure 4.5-3  
Potential For Sensitive  
Wildlife

**Chambers Group, Inc.**  
 319 West 10th Street, Suite 100  
 San Francisco, CA 94103  
 Phone: (415) 774-1100

**DePalatis Associates**  
 1000 California Street, Suite 100  
 San Francisco, CA 94109  
 Phone: (415) 774-1100

## **SITE PHOTOGRAPHS**







