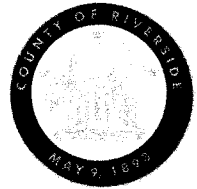


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

947



FROM: Economic Development Agency

SUBMITTAL DATE:
August 17, 2009

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Hacienda Hills in the City of Desert Hot Springs

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment ("EA") and findings incorporated in the EA and in the FONSI for the Hacienda Hills 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 EA Report to be filed with the United States Department of Housing and Urban Development ("HUD").

BACKGROUND (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,677,316	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: Neighborhood Stabilization Program 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

County Executive Office Signature

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

FORM APPROVED COUNTY COUNSEL
 BY: MICHELLE CLACK
 DATE: 8/24/09
 Departmental Concurrence

Prev. Agn. Ref.: _____ **District:** 5th **Agenda Number:** _____

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 51
AEFD-001a-01
Form 11 (Rev 06/2003)

BACKGROUND:

The environmental effects of activities carried out with Neighborhood Stabilization Program (NSP) 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.

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

PROJECT DESCRIPTION:

BIASA, L.P. ("BIASA"), a California limited partnership, is proposing to use up to \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex located within a designated Target Area, as described in the County's 2008-2009 One Year Action Plan, in the city of Desert Hot Springs and rent to low- and very low-income households ("Project").

The proposed Project consists of 60 two-bedroom units. One two-bedroom unit will be set aside for an on-site resident manager. The site is approximately 4.43 acres with Assessor Parcel Number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs.

The acquisition cost is approximately \$3,805,000. Rehabilitation costs are estimated to be \$2,121,750. The purchase price discount will be at least 15% below the current market appraised value as determined within 60 days of the date of the final purchase price offer.

BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be reserved for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

The estimated total cost for the Project is approximately \$9,642,922. BIASA will secure a bank loan in the amount of \$2,050,000; a loan for \$986,599 from the Desert Hot Springs Redevelopment Agency; a limited partner tax credit equity contribution of \$1,320,342; solar rebates in the amount \$6,250; and a deferred developer fee of \$201,413.

County Counsel has reviewed and approved as to form the attached Environmental Assessment and Request for Release of Funds. Staff recommends that the Board approved 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: Hacienda Hills, Desert Hot Springs, CA

Preparer: Der Xiong, Development Specialist

Responsible Entity: Riverside County Economic Development Agency

Month/Year: July/2009

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency
[24 CFR 58.2(a)(7)]

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

Project Name: Hacienda Hills

Project Location: 67150 Hacienda Avenue, Desert Hot Springs, CA 92240
Assessor's Parcel Number 642-081-006

Estimated total project cost: \$4,677,316

Grant Recipient: BIASA, L.P.
[24 CFR 58.2(a)(5)]

Recipient Address: 43460 Ridge Park Drive, Suite #260
Temecula, 92590

Project Representative: Ginger Hitzke, President

Telephone Number: 951-699-8400
Fax: 951-848-9975
Email: ginger@hitzkedevdevelopment.com

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)]

None.

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:** _____
Name/Title/Agency: Der Xiong, Development Specialist, Economic Development Agency

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

FORM APPROVED COUNTY COUNSEL
BY:  8/24/09
MICHELLE CLACK DATE

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

BIASA, L.P. ("BIASA"), a California limited partnership, is proposing to use up to \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex located within a designated Target Area in the city of Desert Hot Springs and rent to low- and very low-income households ("Project")(see "Exhibit A").

Acquisition and rehabilitation of the property will prevent deterioration, blight and vandalism. In addition, it will provide needed affordable housing to low- and very low-income households.

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 proposed Project consists of 60 two-bedroom units. One two-bedroom unit will be set aside for an on-site resident manager. The site is approximately 4.43 acres with Assessor Parcel Number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs. The acquisition cost is approximately \$3,805,000. Rehabilitation costs are estimated to be \$2,121,750.

BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be reserved for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

Each Monterey style designed unit includes a terrace and two-car garage. 32 units are approximately 1,336 square feet and 28 units are approximately 1,180 square feet. A community building, approximately 1,200 square feet, is available to residents at the front of the property.

The Project is approximately 85% completed and require items such as drywall, wall finishes, electrical and plumbing fixtures, flooring, interior and exterior doors, appliances, and cabinets. In addition, the site required permanent landscaping throughout the property and final fencing along the front of the property along Hacienda Drive. Offsite work such as curb, gutter, and sidewalk also need to be installed. Solar panels will be included on each residential building plus individual inverters to allow for solar electricity to each individual unit. Solar panels will also be installed on the common 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)]

Currently, the Project is unfinished and all construction has been abandoned due to foreclosure. The Project is located on an arterial road and is surrounding by mostly residential neighborhoods. In absence of the Project, the site will deteriorate, may attract crime, and become a blight problem to the surrounding neighborhood and community.

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 the Office of Historic Preservation on March 23, 2009 finding that the implementation of the undertaking as proposed would affect no historic properties, pursuant to 36 CFR § 800.4(d)(1). The 30 day review period ended April 23, 2009 with no objections. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009 State Historic Preservation Letter –March 23, 2009
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 06065G0905G in Zone X. It is not within the 100 years floodplain. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 FEMA Map Service Center –July 13, 2009 Riverside County Geographic Information Systems (RCGIS) –July 13, 2009
Wetlands Protection [Executive Order 11990]	Compliance steps are not invoked. The Project is not located in a wetland. The Project is not expected to have an adverse impact on any wetlands. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 U.S. Fish and Wildlife Services: National Wetlands Inventory –July 13, 2009
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. The Project is at least 60 miles inland, thus the Project does not involve the placement, erection or removal of materials, nor increase the intensity of use in the Coastal Zone. <i>Sources:</i> California State Association of Counties –July 13, 2009 California Coastal Commission –July 13, 2009 EDA Staff Site Visit –February 17, 2009
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". <i>Sources:</i> U.S. Environmental Protection Agency: Sole Source Aquifer –July 13, 2009

<p>Endangered Species Act [50 CFR 402]</p>	<p>The proposed project is not expected to have an adverse impact on any endangered species of plants or animals. No mitigation or restoration is required as the Project is not within the Coachella Valley Multi-Species Habitat Conservation Area Plan or Fee Area.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Riverside County GIS –July 13, 2009</p>
<p>Wild and Scenic Rivers Act [Sections 7 (b), (c)]</p>	<p>Compliance steps are not invoked. The Project is not located near a listed Wild and Scenic River. The Project will not have an effect on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic River Systems as the closest river, Sespe Creek, is located over 160 miles northwest of the site.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 National Wild and Scenic Rivers –July 13, 2009</p>
<p>Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]</p>	<p>The proposed project is not expected to conflict with or obstruct implementation of any applicable air quality plan; however, the proposed project is expected to result in an increased potential of air quality degradation. The most significant short-term impacts are expected to come from the generation of dust during future construction, while long-term impacts are expected to come from the emission of pollutants generated by vehicular traffic, consumption of electricity and natural gas. Mitigation measures will be implemented to reduce any potentially significant air quality impact.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Evaluation –July 13, 2009 EDA Staff Site Visit –February 17, 2009</p>
<p>Farmland Protection Policy Act [7 CFR 658]</p>	<p>The proposed 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. The Project will not impact California's inventory of significant farmland.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 Riverside County GIS –July 13, 2009</p>
<p>Environmental Justice [Executive Order 12898]</p>	<p>Compliance steps are not invoked. The 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. Instead the Project will provide affordable housing to low-income households.</p> <p><i>Source:</i> EDA Staff Evaluation –July 13, 2009</p>

HUD Environmental Standards

Determination and Compliance Documentation

<p>Noise Abatement and Control [24 CFR 51 B]</p>	<p>There may be temporary increase in noise level during rehabilitation of the Project; however mitigation measures will be added to reduce the noise level.</p> <p><i>Sources:</i> EDA Staff Evaluation –July 13, 2009</p>
<p>Toxic/Hazardous/Radio-active Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]</p>	<p>The Project site is not listed in government databases as a generator, user or disposer of hazardous materials. As a result, no recommendations for site clean-up or remediation were made. Future uses on the site are not expected to create a significant hazard to residents, employees and visitors to the site.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 Phase I Environmental Assessment –June 7, 2005 State of California: State Water Resources Control Board (SWRCB) Geotracker –July 13, 2009</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p>	<p>The Project site is not located adjacent to or near any hazardous operations. Future uses on the Project site are not expected to create a significant hazard to residents, employees and visitors to the site. No impact is anticipated.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 Phase I Environmental Assessment –June 7, 2005 State of California: State Water Resources Control Board (SWRCB) Geotracker –July 13, 2009</p>
<p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p>	<p>The site is not located in an airport influence area boundary nor is the Project impacted by a military airfield. The closest airport is the Palm Springs Regional Airport, which is at least 10 miles south of the site. The Project is not expected to have any significant impact.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Riverside County GIS –July 13, 2009</p>

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	<p>The current land use and zoning designation is Residential Visitor-Serving (High Density) (R-V/SH) – 0 to 14 dwelling units an acre. The Project is compatible with existing zoning and comprehensive plan designations. Neighboring and surrounding land uses are a mix of vacant land and residential development. Adjacent parcels north of the site is Residential Low Density, to the west Residential Visitor Serving/High Density, to the south Residential Visitor Serving/High Density, and to the east Residential Visitor Serving/Low Density.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 Site Visit –February 17, 2009</p>
Compatibility and Urban Impact	1	<p>The proposed project is compatible with neighboring and surrounding land uses as there are a mix of vacant land and residential development. Adjacent parcels north of the site is Residential Low Density, to the west Residential Visitor Serving/High Density, to the south Residential Visitor Serving/High Density, and to the east Residential Visitor Serving/Low Density. The Project is not expected to have an adverse impact on further urbanization of the area.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 Staff Site Visit –February 17, 2009</p>
Slope	1	<p>The site topography is relatively flat, however, it is gently tilted. The design and construction of the Project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009</p>
Erosion	1	<p>There is a less than significant impact to soil erosion from the proposed project. Control measures for blow sand, or wind induced soil erosion, include watering, erection of wind fences, covering soil stockpiles and revegetating of disturbed areas.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 CEQA: Mitigated Negative Declaration –June 21, 2005</p>
Soil Suitability	1	<p>No water seeps were observed and due to the firm dense nature of the underlying soils and the absence of groundwater, liquefaction potential will not have an impact. The near surface silty sands are classified as Type “C” and the City’s General Plan indicates that within the City, expansive soils are not generally considered a hazard because of the relatively minor amount of clay present in the soils and soil conditions will be verified by a soils report submitted as a standard requirement with building permits.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009</p>

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 Project. <i>Sources:</i> EDA Site Visit –February 17, 2009 SWRCB Geotracker –July 13, 2009
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. Energy efficient appliances will be installed and drought tolerant plants and landscaping will adhere to the surrounding environment. <i>Sources:</i> EDA Staff Evaluation –July 13, 2009
Noise - Contribution to Community Noise Levels	1	Noise levels may increase during construction of the proposed project, but will adhere to General Plan Ordinances. No exposure of people to severe noise levels are expected. Mitigation measures will be established during the construction phase of the Project. <i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 EDA Staff Evaluation –July 13, 2009
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed project is not expected to conflict with or obstruct implementation of any applicable air quality plan. Less than significant short-term impacts are expected to come from the generation of dust during construction, which will be controlled by watering and fencing. Less than significant impacts are expected to come from the emission of pollutants generated by vehicular traffic, consumption of electricity and natural gas. <i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Evaluation –July 13, 2009 EDA Staff Site Visit –February 17, 2009
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Project will be compatible to surrounding areas, therefore, no adverse impacts are expected relating to visual quality, coherence, diversity, compatible use and scale. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009 EDA Staff Evaluation –July 13, 2009
Displacement	1	No impact issues relating to displacement are expected as the site was vacant prior to construction activity. <i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 Phase I Environmental Assessment –June 7, 2005
Employment and Income Patterns	2	Project construction is expected to generate some temporary part-time construction jobs. The addition of management staff 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. <i>Sources:</i> EDA Staff Evaluation –July 13, 2009

**Community Facilities
and Services**

Code

Source or Documentation

Educational Facilities	1	<p>The Project may have an increase in students, however, it may not have an effect upon, or result in a need for new or altered schools. There are three elementary schools, one middle school, and one high school within 1.5 miles of the project site. In addition, the developer is required to pay applicable school fees prior to issuance of any building permits.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Review –July 13, 2009</p>
Commercial Facilities	1	<p>No adverse impacts are expected since the landuse and zoning for the current use of the Project is R-V/SH and will not impact commercial facilities.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 Site Visit –February 17, 2009</p>
Health Care	1	<p>The Project is not expected to have an adverse impact on existing health care services. The nearest medical center, not including other clinics or health facilities, is the Desert Regional Medical Center, which is located approximately 5 miles south of the site.</p> <p><i>Sources:</i> City of Temecula GIS –April 1, 2009 EDA Staff Review –May 20, 2009</p>
Social Services	1	<p>The Project may increase existing social services, however, no adverse impacts are expected. Social services are provided by the County of Riverside and the local offices nearest the project site are in the City of Cathedral City, approximately 15 miles away.</p> <p><i>Source:</i> EDA Staff Review –July 13, 2009</p>
Solid Waste	1	<p>Desert Valley Disposal is the authorized hauler providing refuse and recycling collection for the City of Desert Hot Springs. No adverse impacts are expected.</p> <p><i>Source:</i> EDA Staff Review –July 13, 2009</p>
Waste Water	1	<p>The Project will connect to the existing sewer system, no adverse impacts are expected. In addition, all plumbing fixtures with ultra low flow will be installed.</p> <p><i>Sources:</i> EDA Staff Review –July 13, 2009</p>
Storm Water	1	<p>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.</p> <p><i>Source:</i> EDA Staff Review –July 13, 2009</p>
Water Supply	1	<p>The Project is not expected to create adverse or significant impacts relating to water supply. Mission Springs Water District will be the water purveyor.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 EDA Staff Evaluation –July 13, 2009</p>

Public Safety - Police	1	<p>The nearest police station to the Project site is approximately 3.7 miles east of the site. Future development is unlikely to increase demand for police protection services. No adverse impact on the police protection is expected.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Review –July 13, 2009</p>
- Fire	1	<p>The site is located approximately 1.8 miles from the location of the Desert Hot Springs Fire Station. The developer shall comply with all rules, laws, ordinances and regulations of the Riverside County Fire Department. No adverse impact on fire protection is expected.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Review –July 13, 2009</p>
- Emergency Medical	1	<p>The Project will not have an adverse impact on emergency medical increases. The City of Desert Hot Springs contracts with the Riverside County Fire Department, which includes emergency medical services. The developer shall comply with all rules, laws, ordinances and regulation of the Riverside County Fire Department.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Review –July 13, 2009</p>
Open Space and Recreation - Open Space	1	<p>Development of the proposed project will result in incremental increases in the demand for parkland and recreational services. The collection of Quimby fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Evaluation –July 13, 2009 EDA Staff Site Visit –February 17, 2009</p>
- Recreation	1	<p>Development of Project will result in incremental increases in the demand for parkland and recreational services. The collection of Quimby fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Evaluation –July 13, 2009 EDA Staff Site Visit –February 17, 2009</p>
- Cultural Facilities	1	<p>Development will increase the residents within the region and therefore increase the demand on existing public facilities. The collection of impact fees will assist in fuding any additional services and facilities required to adequately meet impacts.</p> <p>Sources: CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Evaluation –July 13, 2009 EDA Staff Site Visit –February 17, 2009</p>
Transportation	1	<p>The Project may generate an increase in additional vehicular movement, however, current street system will not be adversely impacted. No substantial impact upon existing transportation systems is expected.</p> <p>Sources: EDA Staff Site Visit –February 17, 2009</p>

Natural Features	Code	Source or Documentation
Water Resources	1	<p>The Project is not expected to create adverse or significant impacts relating to water supply. Mission Springs Water District will be the water purveyor.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 EDA Staff Evaluation –July 13, 2009</p>
Surface Water	1	<p>The Project will not have any adverse impacts on expected surface water as there is no surface water bodies located within the project site.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 EDA Staff Evaluation –July 13, 2009</p>
Unique Natural Features and Agricultural Lands	1	<p>The Project will not have an adverse impact on any unique natural features. In addition, it will not impact any historical features or agricultural lands.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Riverside County GIS –July 13, 2009</p>
Vegetation and Wildlife	1	<p>The Project is not expected to have an adverse impact on any endangered species of plants or animals. The Project is not within the Coachella Valley Multi-Species Habitat Conservation Plan or Fee Area. The site has been graded and fenced and contains no visible vegetation or wildlife.</p> <p><i>Sources:</i> CEQA: Mitigated Negative Declaration –June 21, 2005 EDA Staff Site Visit –February 17, 2009 Riverside County GIS –July 13, 2009</p>

Other Factors	Code	Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	<p>The Project site is located under FEMA's Flood Insurance Rate Map (FIRM) Number 06065C0905G in Zone X. It is not within the 100 years floodplain. There will be no adverse effects and flood insurance will not be required.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Environmental Data Resources –June 1, 2005 FEMA Map Service Center –July 13, 2009 Riverside County GIS –July 13, 2009</p>
Coastal Barrier Resources Act/Coastal Barrier Improvement Act [§58.6(c)]	1	<p>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.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 California State Association of Counties –July 13, 2009 California Coastal Commission –July 13, 2009</p>
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	<p>The site is not located in an airport influence area boundary nor is the project adversely impacted by a military airfield. The Project is not expected to have any significant impact to an Airport Runway Clear Zone.</p> <p><i>Sources:</i> EDA Staff Site Visit –February 17, 2009 Riverside County GIS –April 1, 2009</p>

Summary of Findings and Conclusions

The Project will complement as well as benefit the surrounding land uses and the community. The construction of the Project will provide jobs and increase affordable housing units.

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 construction of the Project will leave the site dilapidated leading to blight, increase crime, and incompatibility with the surrounding area.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

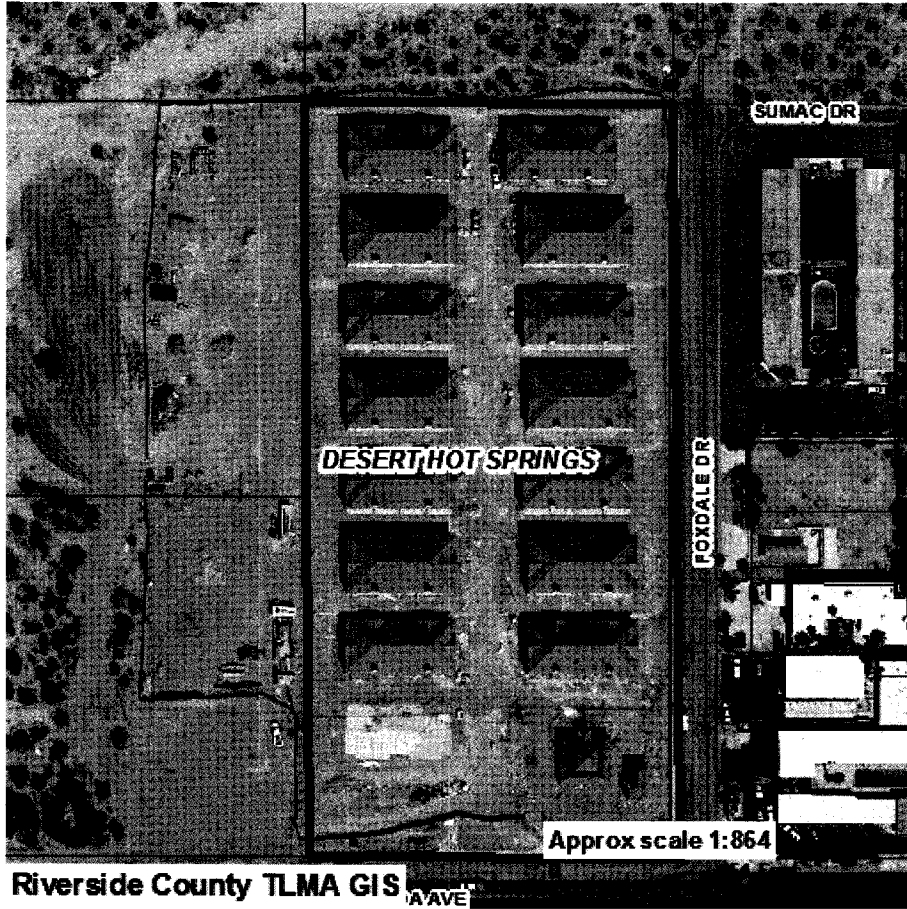
None

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

- California Environmental Quality Act (CEQA)
CEQA: Mitigated Negative Declaration –June 21, 2005
Environmental Initial Study: Tentative Tract Map No. 33495
City of Desert Hot Springs, Development Department (June 20, 2005)
- California State Association of Counties –April 1, 2009
<http://www.csac.counties.org/default.asp?id=6>
- California Coastal Commission –July 13, 2009
<http://www.coastal.ca.gov/address.html>
- City of Temecula Geographic Information Systems –May 20, 2009
<http://maps.cityoftemecula.org:8080/imf/imf.jsp?site=TemInterStaff>
- EDA Staff Evaluation –July 13, 2009
- EDA Staff Site Visit –February 17, 2009
- Environmental Data Resources –EDR Radius Map with GeoCheck: Hacienda Hills Apartments, Inquiry Number 01433535.1r (June 1, 2005)
- FEMA Map Service Center –July 13, 2009
<http://www.msc.fema.gov>
- National Wild and Scenic Rivers –July 13, 2009
<http://www.rivers.gov/maps.html>
- Phase I Environmental Site Assessment –The Terraces Proposed Residential Development, Desert Hot Springs, CA. Proterra Consulting, Inc. (June 7, 2005)
- Riverside County Geographic Information Systems –July 13, 2009
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>
- State of California: State Water Resources Control Board (SWRCB) Geotracker –July 13, 2009
<http://geotracker.swrcb.ca.gov/>
- State Historic Preservation Letter –March 23, 2009
- U.S. Environmental Protection Agency: Sole Source Aquifer –July 13, 2009
<http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>
- U.S. Fish and Wildlife Services: National Wetlands Inventory –July 13, 2009
<http://www.fws.gov/wetlands/data/Mapper.html>

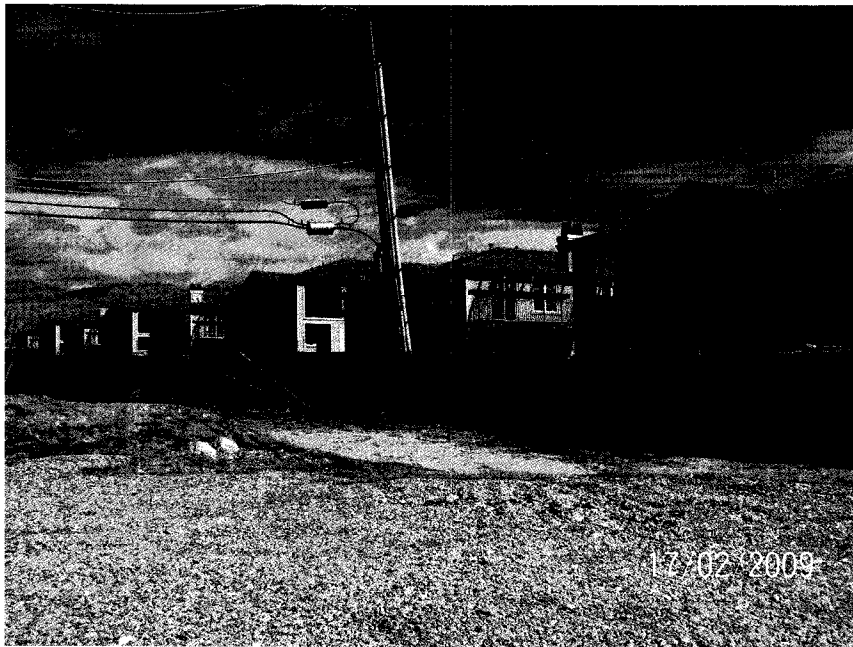
Exhibit "A"

Project Site
67150 Hacienda Avenue, Desert Hot Springs, CA 92240
APN 642-081-006

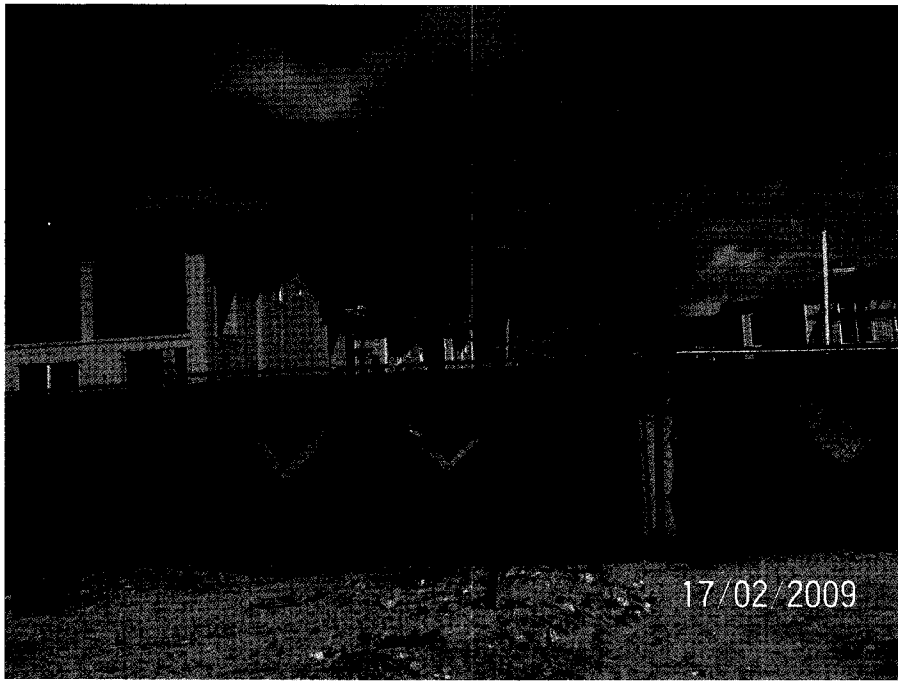




East Side of Property



West Side of Property



South Side of Property



North Side of Property

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.: PN - OYAP / Der Xiong

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:

07-17-09

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

Date: Jul. 17, 2009
At: Riverside, California



EDA / COUNTY OF RIVERSIDE

1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506

Ad #: 9917958

PO #:

Agency #: _____

Ad Copy:

NOTICE TO PUBLIC OF A FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND INTENT TO REQUEST A RELEASE OF FUNDS

July 17, 2009

Jeff Stone, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501
(951) 955-3421

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside.

REQUEST FOR RELEASE OF FUNDS

On or about September 1, 2009, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of Community Development Block Grants-Neighborhood Stabilization Program (NSP) funds under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, as amended, to undertake the following project:

PROJECT NAME: Hacienda Hills

PURPOSE: The project activity includes the use of up to \$4,677,316 in NSP funds by BIASA, L.P., a California limited partnership, for the acquisition and rehabilitation of a partially completed, foreclosed and bank-owned 60-unit townhouse complex for qualified very low and low-income households within the city of Desert Hot Springs in the County of Riverside.

LOCATION: The project is located on approximately 4.43 acres at 67150 Hacienda Avenue, Desert Hot Springs, CA 92240 with Assessor Number 642-081-006. The project is situated to the north of Hacienda Avenue, east of Tamar Drive, west of Verbena Drive, and south of Desert View Avenue.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the County of Riverside, Economic Development Agency at 1325 Spruce Street, Suite 400, California 92507. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 1325 Spruce Street, Suite 400, California 92507. All comments received at the address specified above on or before August 3, 2009 will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that Jeff Stone in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the Neighborhood Stabilization Program funds.

OBJECTIONS TO RELEASE OF FUNDS

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

- the certification was not executed by the Certifying Officer of the County of Riverside;
- 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;
- the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.74) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 6th Street, Suite 806, Los Angeles, California 90017. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

Potential objectors should contact the HUD Environmental Officer, HUD Los Angeles Field Office (tel. 213-894-8000 or via fax 213-894-8122) to verify the actual last day of the objection period.

7/17

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. 3/31/2011)

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

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

1. Program Title(s) Neighborhood Stabilization Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) B-08-UN-06-0504
4. OMB Catalog Number(s) 14.218	5. Name and address of responsible entity Riverside County of Board of Supervisors c/o Riverside County EDA, Attn: Emilio Ramirez 1325 Spruce Street, Ste. 400 Riverside, CA 92507	
6. For information about this request, contact (name & phone number) Der Xiong (951) 955-3421	7. Name and address of recipient (if different than responsible entity)	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing and Urban Development Community Planning and Development 611 W. 6th Street, St. 800, LA, CA 90017		

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

9. Program Activity(ies)/Project Name(s) Hacienda Hills (NSP4-09-001-5th)	10. Location (Street address, city, county, State) 67150 Hacienda Avenue Desert Hot Springs, CA 92240 APN: 642-081-006
---	--

11. Program Activity/Project Description

BIASA, L.P. ("BIASA"), a California limited partnership, is proposing to use up to \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex within a designated Target Area, as described in the County's 2008-2009 One Year Action Plan, in the city of Desert Hot Springs and rent to low- and very low-income households ("Project").

The proposed Project consists of 60 two-bedroom units. One two-bedroom unit will be set aside for an on-site resident manager. The site is approximately 4.43 acres with Assessor Parcel Number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs.

BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be reserved for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

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 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 Chairman, Riverside County Board of Supervisors
X	Date signed

Address of Certifying Officer
c/o Riverside County EDA
1325 Spruce Street, Ste. 400
Riverside, CA 92507

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:  8/24/09
MICHELLE CLACK DATE