

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

913



FROM: Economic Development Agency

SUBMITTAL DATE:
March 17, 2011

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for North Shore Groups 5 & 6 Homes in the Community of North Shore

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 North Shore Groups 5 & 6 Homes, 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 (RROF); and
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: (Commences on Page 2)

Lisa Brandl for

Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 600,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

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

County Executive Office Signature

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *Samuel Wong* 3/17/11
SAMUEL WONG
Departmental Controller

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 3-17-11
ANITA C. WILLIS
DATE

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

BACKGROUND:

Coachella Valley Housing Coalition (CVHC), a non-profit public benefit corporation, is proposing to use \$600,000 in Home Investment Partnership Act (HOME) funds in the development and construction of 11 new single family homes for lower-income families in the unincorporated community of North Shore in Riverside County. The homes will be built through the mutual self-help construction method designated on 11 scattered residential lots located in an existing urban residential neighborhood. The proposed project will consist of 11 four-bedroom homes, each averaging approximately 1,320 square feet. The project is located on scattered in-fill sites throughout the unincorporated Community of North Shore and within the blocks generally bounded by 68th Avenue to the north, 73rd Avenue to the South, Beacon Drive to the east, and Bounty Avenue to the west.

All 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 80% of the area median family income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 20 years.

CVHC intends to use up to \$600,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by CVHC include a \$784,000 loan from US Department of Agriculture, a \$74,000 grant from the Farmworker Housing Grant, and \$82,000 from an Affordable Housing Program source, and \$5,500 from Buyer Sweat Equity. The total development costs are estimated to be \$1,545,500.

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

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.

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

Attachments: EA, RROF, and public notice

**Environmental Assessment
for HUD-funded Proposals**

*Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].*



Project Identification: Riverside County Economic Development Agency

Preparer: Benjamin Cendejas, Development Specialist III

Responsible Entity: Riverside County Economic Development Agency

Month/Year: March, 2011

Environmental Assessment

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

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

Project Name: North Shore Groups 5 & 6

Project Location: The Project is located on scattered in-fill sites throughout the unincorporated community of North Shore in Riverside County and within the blocks bounded by 68th Avenue to the north, 73rd Avenue to the South, Beacon Drive to the east, and Bounty Avenue to the west.

The list of site Assessor Parcel Numbers and addresses are as follows:

<u>APN 723-084-007</u>	<u>Neptune Drive</u>	<u>Via Costa Brava & Dolphin Drive</u>
<u>APN 723-084-009</u>	<u>Neptune Drive</u>	<u>Via Costa Brava & Dolphin Drive</u>
<u>APN 723-293-006</u>	<u>Port Circle</u>	<u>Seahorse Way & Barnacle Drive</u>
<u>APN 723-334-014</u>	<u>Galley Drive</u>	<u>Spa Circle & Pilot Drive</u>
<u>APN 723-311-016</u>	<u>Pilot Drive</u>	<u>Outrigger Drive & Windlass Drive</u>
<u>APN 723-272-023</u>	<u>Rocky Point Drive</u>	<u>Club View & Shell Drive</u>
<u>APN 723-292-001</u>	<u>Barnacle Drive</u>	<u>Rocky Point Drive & Port Circle</u>
<u>APN 723-292-002</u>	<u>Barnacle Drive</u>	<u>Rocky Point Drive & Port Circle</u>
<u>APN 723-292-033</u>	<u>Shell Drive</u>	<u>Rocky Point Drive & Sunfish Lane</u>
<u>APN 723-312-015</u>	<u>Beam Drive</u>	<u>Pilot Drive & Galley Drive</u>
<u>APN 723-312-016</u>	<u>Beam Drive</u>	<u>Pilot Drive & Galley Drive</u>

Estimated Total Project Cost: 1,540,000

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

Recipient Address: 45-701 Monroe Street, Plaza 1, Ste. G, Indio, CA 92201

Project Representative: Martha Mendez

Telephone Number: (760) 347-3157

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

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: _____

3/14/2011

Name/Title/Agency: Ben Cendejas, Development Specialist III, Economic Development Agency

RE Approving Official Signature: _____

Date: _____

Name/Title/Agency: Bob Buster, Chairman, Riverside County Board of Supervisors

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

Coachella Valley Housing Coalition (CVHC), a non-profit public benefit corporation, has applied for \$600,000 in HOME funds for the development and construction of 11 new single family homes for lower-income families in the unincorporated community of North Shore (the Project).

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

The Project will consist of 11 new homes that will be built through the mutual self-help construction method on 11 scattered residential lots (Project Sites) located in an existing urban residential neighborhood. The proposed project will consist of 11 four-bedroom homes, each averaging approximately 1,320 square feet.

The homes will be sold to families whose incomes are no more than 80% of the Area Median Income.

CVHC intends to use up to \$600,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by CVHC include a \$784,000 loan from US Department of Agriculture, a \$74,000 grant from the Farmworker Housing Grant, and \$82,000 from an Affordable Housing Program source, and \$5,500 from Buyer Sweat Equity. The total development costs are estimated to be \$1,545,500.

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)]

FORM APPROVED COUNTY COUNSEL
BY: Antia C. Willis 3-15-11
DATE

The Project is located on scattered in-fill sites throughout the unincorporated community of North Shore in Riverside County and within blocks bounded by 68th Avenue to the north, 73rd Avenue to the South, Beacon Drive to the east, and Bounty Avenue to the west. The area is comprised primarily of residential units and vacant lots. Topographically, the sites are relatively flat parcels of land with sparse vegetation of desert scrub, weeds and trash debris.

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 Project Sites are not expected to have an adverse impact on any historic, architectural or cultural resources. SOURCE: Riverside County General Plan; EDA staff site visit – January 20, 2011; Copies of Historical Verification Report submitted to State Historic Preservation Officer (SHPO) and Historical/Archeological Resources Study Report are attached. The 30-day SHPO review periods ended on February 26, 2011.
Floodplain Management [24 CFR 55, Executive Order 11988]	Compliance steps are not invoked. The Project Sites do not involve property acquisition, land management, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 06065C2975G. SOURCE: FEMA Map Service Center: http://map1.msc.fema.gov/idms/IntraView.cgi?ROT=0&O_X=8648&O_Y=7476&O_ZM=0.154588&O_SX=864&O_SY=489&O_DPI=400&O_TH=66749021&O_EN=67168586&O_PG=1&O_MP=1&CT=0&DI=0&WD=14400&HT=10350&JX=1003&JY=550&MPT=0&MPS=0&ACT=4&KEY=66746960&ITEM=1&PICK_VIEW_CENTER.x=858&PICK_VIEW_CENTER.y=472.5
Wetlands Protection [Executive Order 11990]	The Project Sites are in a generally developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Army Corps of Engineers. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. SOURCE: U.S. Fish and Wildlife Service, February, 2011.
Coastal Zone Management Act [Sections 307(c), (d)]	Compliance steps are not invoked. The Project Sites are not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. SOURCE: Riverside County General Plan; Staff Review, 2011.
Sole Source Aquifers [40 CFR 149]	Compliance steps are not invoked. The Project Sites are not located within an area designated as being supported by a sole source aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX,". SOURCE: http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg9.pdf .
Endangered Species Act [50 CFR 402]	The Project Sites will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat (Riverside County General Plan; Field Observation on February, 2011). An analysis on the Project's area indicates that the Project Sites are not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat. SOURCE: http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm .

Wild and Scenic Rivers Act [Sections 7(b), (c)]	Compliance steps are not invoked. The Project Sites are not located within one mile of a listed Wild and Scenic River. There are no designated scenic or wild rivers within the City of Riverside according to the National Wild and Scenic River Systems. SOURCE: http://www.rivers.gov/wildriverslist.html#ca,2010 ; Riverside County General Plan; Field Observation on February, 2011.
Air Quality [Clean Air Act, Sections 176(c) and (d), and 40 CFR 6, 51, 93]	The Project Sites are proposed for the development of 17 single family residential homes. The additional traffic and corresponding air pollution generated is not expected to have an adverse impact on ambient air quality in the community of North Shore. The development phase of the Project could result in temporary increase in particulate matter (dust). SOURCE: Riverside County General Plan. Furthermore, the Project Sites are located in a "non-attainment" area and conforms with the EPA-approved SIP per AQMD and SCAQMD web sites, standard rules apply.
Farmland Protection Policy Act [7 CFR 658]	The Project Sites are located within an urban-built area. The Project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The Project will not impact California's inventory of significant farmland. SOURCE: http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm .
Environmental Justice [Executive Order 12898]	Compliance steps are not invoked. The Project Sites are suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. SOURCE: Staff Review, 2011.

HUD Environmental Standards Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	The proposed Project Sites are located in a mixed use neighborhood. Under the County of Riverside General Plan, as well as standards created by HUD, residential land uses will have exterior noise contour of 65Dba or less. As such, no adverse impact is expected. SOURCE: Staff Review, 2011; Riverside County General Plan.
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The proposed Project Sites do not appear to be located adjacent to or near hazardous operations that handle toxic chemicals. Past use of the adjacent properties as agricultural and residential land may have contributed to contamination at the Project Sites. Surface soil sampling to check for presence of pesticides at the Project Sites is recommended. Furthermore, the Project Sites are not listed in government databases as a generator, user, or disposer of hazardous materials. SOURCE: http://www.geotracker.swrcb.ca.gov ; Staff Review and site visit, 2011.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The proposed Project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. Thus, the Project Sites are not expected to have any significant impact. SOURCE: Staff Review, 2011.

**Airport Clear Zones and
Accident Potential Zones**

[24 CFR 51 D]

The proposed Project Sites are not located within an airport influence area, nor is the project adversely impacted by a military airfield. The closest airport, located in Thermal, is over 17 miles from the Project Sites. SOURCE:
<http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm>.

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 sites have a current zoning of Medium Density Residential (MDR) allowing moderately low density single family subdivision development of a maximum of 5 units per acre. The proposed scattered sites will consists of 11 units that average approximately 1,320 square feet. The entire Project will entail the development of approximately 3.57 acres. As such, no adverse impacts are expected. SOURCE: Riverside County General Plan.
Compatibility and Urban Impact	1	The proposed Project is compatible with existing residential uses in the immediate neighborhood. The proposed construction of 11 homes is not expected to have an adverse impact on further urbanization of the area. SOURCE: Riverside County General Plan.
Slope	1	The Project Sites are not located in a mountainous area in the General Plan. Topographically, the sites are all relatively flat parcels of land. The design and construction of the Project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. SOURCE: Riverside County General Plan; Staff site visit in January, 2011; http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm .
Erosion	1	CVHC shall be responsible for erosion and dust-control both during the grading and construction phases of the Project. No adverse impacts, however, are expected regarding erosion. SOURCE: Staff Review, 2011.
Soil Suitability	1	The Project Sites are not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. SOURCE: Staff Review, 2011 and http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm .
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. The project area is not located in areas subject to liquefaction. SOURCE: Staff Review, 2011 and http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm .
Energy Consumption	1	Due to its negligible size and the fact that this is a residential project as opposed to commercial or industrial proposal, the project will not have a significant or adverse impact on the consumption of energy resources. SOURCE: Staff Review, 2011.
Noise - Contribution to Community Noise Levels	1	Development of the Project will not subject future residents of the project site to noise levels exceeding standards imposed by HUD. The Project may increase noise levels surrounding the sites

		during the construction phase. There will be no adverse impacts relating to noise are expected. SOURCE: Riverside County General Plan; Staff Review, 2011.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed construction of the Project is not expected to have an adverse impact on ambient air quality in the community of North Shore. Likewise, future residents of the construction project are not expected to be adversely impacted by existing air quality in the area. The development phase of the Project could result in the temporary increase in the amount of airborne particulate (dust). SOURCE: Riverside County Planning Department.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed Project is located in an existing residential area. The applicant will construct the proposed Project which will be compatible to surrounding areas. There will be no adverse impact to issues relating to visual quality, coherence, diversity, compatible use and scale are expected. SOURCE: Staff visit in January 2011.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project Sites will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas. SOURCE: Staff Review, 2011.
Displacement	1	The Project Sites are currently vacant. No impact to issues relating to displacement are expected. SOURCE: Staff visit in January 2011.
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs; however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. SOURCE: Staff Review, 2011.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The construction of the Project will not have any adverse impact on local schools serving the project area since this is a relatively small scale housing development. There will be no adverse impacts to educational facilities are expected. SOURCE: Riverside County General Plan.
Commercial Facilities	1	The proposed construction of 11 residential homes will not have an adverse impact on existing commercial facilities. The Project Sites are located within walking distance to the nearest grocery store. The nearest grocery store is within 0.75 miles from the project area. Bus transportation and stops are located on the corner of 66th St. and Hammond Rd. which is approximately 8 miles from the Project Sites. SOURCE: Staff site visit in January 2011; Sun Line Transit Agency.
Health Care	1	The proposed construction will not have an adverse impact on existing health care facilities and medical practitioners located in the Eastern Coachella Valley. Major medical care is available at John F. Kennedy Memorial Hospital in Indio, which has a combined capacity of over 158 beds. SOURCE: Riverside County Economic Development Agency; Staff Review, 2011.
Social Services	1	The proposed construction of the Project is not expected to have an adverse impact on existing social services available in the

		Desert area. Most social services provide by the County are dispensed through offices located in Palm Springs, Cathedral City and Indio. For example, offices of the Department of Social Services and the Senior Nutrition Program are located in City of Cathedral City, while services related to mental health, and drug abuse are located in Palm Springs. SOURCE: Staff Review, 2011; Community Resource Directory, January, 1999.
Solid Waste	1	The Project will not have a significant or adverse impact on issues relating to solid waste. No adverse impacts are expected. SOURCE: Staff Review, 2011.
Waste Water	1	The proposed construction project will generate additional waste water. There will be no adverse impacts relating to waste water issues are expected. SOURCE: Riverside County General Plan; Staff Review, 2011.
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board. SOURCE: Staff Review, 2011.
Water Supply	1	The Project site is served by the Coachella Valley Water District, which provides an adequate and acceptable water supply. SOURCE: http://www.cvwd.org/ ; Staff Review, 2011.
Public Safety - Police	1	Police protection in the Project area is provided by the County Sheriff Department. The Project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. SOURCE: Staff Review; Riverside County General Plan; County Sheriff.
- Fire	1	The Project is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the County Fire Department. SOURCE: Staff Review, 2011; Riverside County General Plan; County Fire Department.
- Emergency Medical	1	The proposed construction is not expected to have an adverse impact on emergency medical services or other governmental services due to the size of the Project and the minimal increment of population that is expected to be added to the area. SOURCE: Staff Review, 2011; Riverside County General Plan.
Open Space and Recreation - Open Space	1	The proposed construction is not expected to have a significant or adverse impact on open space resources in the community of North Shore. SOURCE: Staff Review, 2011; Riverside County General Plan.
- Recreation	1	The proposed development is not expected to have a significant or adverse impact on the existing recreational amenities in the community of North Shore area due to an insignificant increment in population. SOURCE: Staff Review, 2011; Riverside County General Plan.
- Cultural Facilities	1	The proposed development is not expected to have a significant or adverse impact on the existing cultural facilities in the community of North Shore. SOURCE: Staff Review, 2011; Riverside County General Plan.
Transportation	1	While it is not expected to create any adverse impacts, the proposed construction could generate additional traffic on some streets. SOURCE: Staff Review, 2011; Riverside County General Plan.

Natural Features**Source or Documentation**

Water Resources	1	Domestic water services are primarily provided by the Coachella Valley Water District. The proposed Project is not expected to have an adverse or significant impact on water resources in the community of North Shore. SOURCE: Riverside County General Plan; http://www.cvwd.org/ ; and Staff Review, 2011.
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. SOURCE: Staff Review, 2011.
Unique Natural Features and Agricultural Lands	1	The proposed Project will not have an adverse impact on any unique natural features. In addition, the proposed project will not impact any historical features or agricultural lands. SOURCE: Staff Review, 2011; Riverside County General Plan.
Vegetation and Wildlife	1	The Project is not expected to have an adverse or significant impact on wildlife and vegetation. SOURCE: Staff Review, 2011.

Other Factors**Source or Documentation**

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. It is not within the 100 years floodplain. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2975G. SOURCE: FEMA Map Service Center: http://map1.msc.fema.gov/idms/IntraView.cgi?ROT=0&O_X=7200&O_Y=5175&O_ZM=0.038647&O_SX=556&O_SY=399&O_DPI=400&O_TH=86260055&O_EN=86260055&O_PG=1&O_MP=1&CT=0&DI=0&WD=14400&HT=10350&MPT=0&MPS=0&KEY=86259589&ITEM=1&SCALE=4&GO.x=7&GO.y=10 in Zone X.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. SOURCE: Staff Review, 2011.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The Proposed Sites are not located in the runway clear zone of an airport nor is the project adversely impacted by a military airfield. The closest airport, located in Thermal, is over 17 miles from the Project Site. SOURCE: Staff Review, 2011; Riverside County General Plan; and http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm , or see attached. The Project is not expected to have any significant impact.
Other Factors	1	Not Applicable.

Summary of Findings and Conclusions**ALTERNATIVES TO THE PROPOSED ACTION****Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

None.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).
The only alternative to the Project being built on the Project Sites is not to build the Project at all. This would preclude 11 low-income households from obtaining affordable housing.

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

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

None.

Additional Studies Performed

(Attach studies or summaries)

- Riverside County TLMA GIS (Riverside County Land Information System website (<http://www3.tlma.co.riverside.ca.us/pa/rcgis/index.html>)).
- Riverside County EDA Historical Verification Report (Prepared by Staff, 2011).
- Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2975G (FEMA Map Service Center: <http://map1.msc.fema.gov/idms/IntraView.cgi?ROT=0&O X=7200&O Y=5175&O ZM=0.038647&O SX=556&O SY=399&O DPI=400&O TH=86260055&O EN=86260055&O PG=1&O MP=1&CT=0&DI=0&WD=14400&HT=10350&MPT=0&MPS=0&KEY=86259589&ITEM=1&SCALE=4&GO.x=7&GO.y=10>)).

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

- Economic Development Agency Site Visit and Staff Review (Staff, January 2011).
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>, Retrieved January 2011.
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html> (Retrieved February 2011).
- State of California: State Water Resources Control Board Geotracker (Geotracker). <http://geotracker.swrcb.ca.gov>
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. (Retrieved February 2011).
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Wetlands) <http://www.fws.gov/wetlands/data/Mapper.html>. (Retrieved February 2011).
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved February 2011).
- Coachella Valley Water District website. <http://www.cvwd.org/>.

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

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

PROJECT FILE: HOME (HM4-11-002) – North Shore Group 5 & 6 Single Family Self-Help Homes

PROJECT SPONSOR: Coachella Valley Housing Coalition

HOME ALLOCATION: up to \$600,000

PROJECT LOCATION: Unincorporated Community of North Shore, Riverside County

PROJECT DESCRIPTION:

The project will utilize up to \$600,000 in HOME funds to provide up to seventeen (17) new home ownership opportunities for low-income families in the Unincorporated Community of North Shore. HOME funds will be used for hard and soft construction expenses. The homes will be built through the mutual self-help construction method on up to 17 scattered residential lots located in an existing urban residential neighborhood. The proposed project will consist of 4 four-bedroom homes.

The project scope has been reduced from the abovementioned seventeen (17) homes to eleven (11), which are listed below.

Analysis:

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

The project is located in the Unincorporated Community of North Shore in Riverside County. It is considered an undertaking for purposes of historical review in that new construction could potentially result in changes in the character or use of historic properties, should any such properties be located in the Area of Potential Effect (APE).

2. Project Location

The project is located on scattered in-fill sites throughout the Unincorporated Community of North Shore in Riverside County and within the blocks bounded by 68th Avenue to the North, 73rd Avenue to the South, Beacon Drive to the East and Bounty Avenue to the West.

The list of site APNs and addresses are as follows:

APN	Street Name	Cross Streets
APN 723-114-008	Sea View Way	Via Costa Brava & Dolphin Drive
APN 723-084-007*	Neptune Drive	Via Costa Brava & Dolphin Drive
APN 723-084-009*	Neptune Drive	Via Costa Brava & Dolphin Drive
APN 723-293-006*	Port Circle	Seahorse Way & Barnacle Drive
APN 721-181-002	Costa Mesa Drive	68 th Avenue & Admiralty Way
APN 721-251-025	Surf Side Avenue	Windward Drive & Costa Mesa Drive
APN 723-053-019	Sea Gull Drive	Flamingo Drive & Dolphin Drive
APN 723-334-014*	Galley Drive	Spa Circle & Pilot Drive
APN 723-311-016*	Pilot Drive	Outrigger Drive & Windlass Drive

APN 723-272-023*	Rocky Point Drive	Club View & Shell Drive
APN 723-292-001*	Barnacle Drive	Rocky Point Drive & Port Circle
APN 723-292-002*	Barnacle Drive	Rocky Point Drive & Port Circle
APN 723-292-033*	Shell Drive	Rocky Point Drive & Sunfish Lane
APN 723-033-003	Harbor Drive	Lookout Drive & Flamingo Drive
APN 723-033-004	Harbor Drive	Lookout Drive & Flamingo Drive
APN 723-312-015*	Beam Drive	Pilot Drive & Galley Drive
APN 723-312-016*	Beam Drive	Pilot Drive & Galley Drive

* Property that is included in the revised scope of eleven (11) homes.

3. Area of Potential Effect

Due to the fact that the proposed project involves the new construction of single story in-fill housing, the area of potential effect shall be defined to include the project site and the adjacent contiguous properties within 500 feet of the project site. The scattered sites are located in existing older single family residential neighborhoods. The project sites are currently vacant, and relatively flat. The properties are covered by sand, weeds, desert plants, bushes, tumble weeds, scattered brush, rocks, and debris.

The surrounding parcels are zoned for residential/visitors or single family residences, which allows for residential uses. The area is comprised primarily of residential units, and scattered vacant land.

4. Additional Information from Other Sources

None.

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

An on-line search for registered historic places in the Unincorporated Community of North Shore rendered a "No Findings" result.

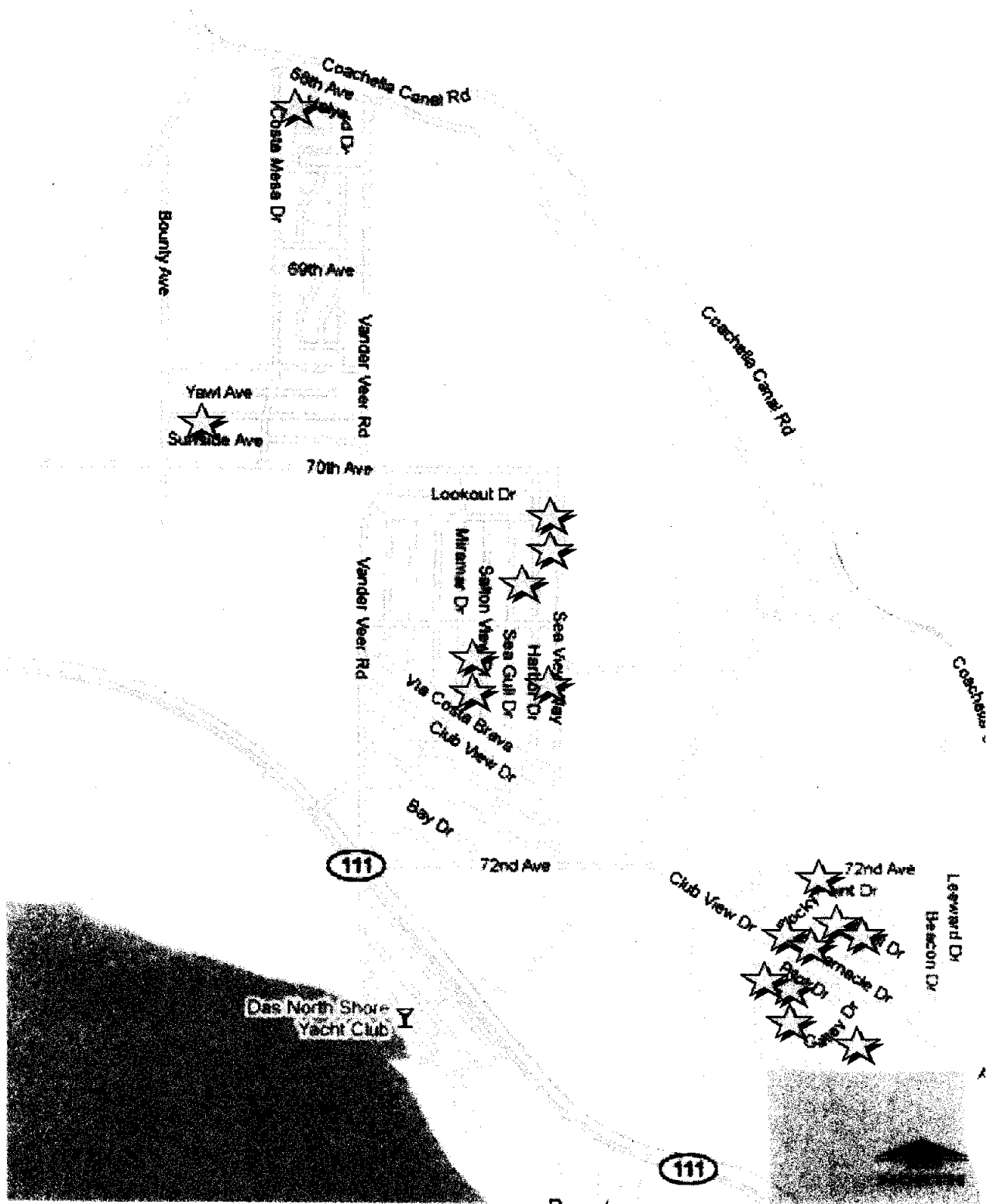
6. Effect of Proposed Project on Historic Properties or Potentially Historic Properties

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

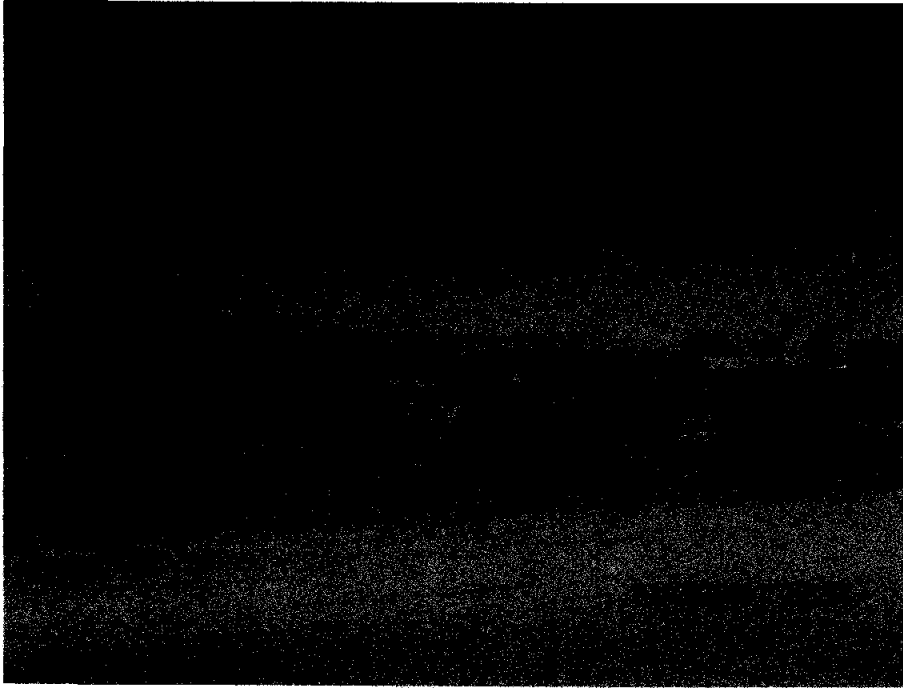
Based on the completed staff site visit (1/20/2011) and the information in Nos. 3, 4 and 5, above, neither the project site nor the area of potential effect appears to contain structures or items of historical or cultural significance due to the lack of native and other vegetation, and the absence of rock outcroppings.

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

Parcel Locations



APN 723-114-008



APN 723-084-007



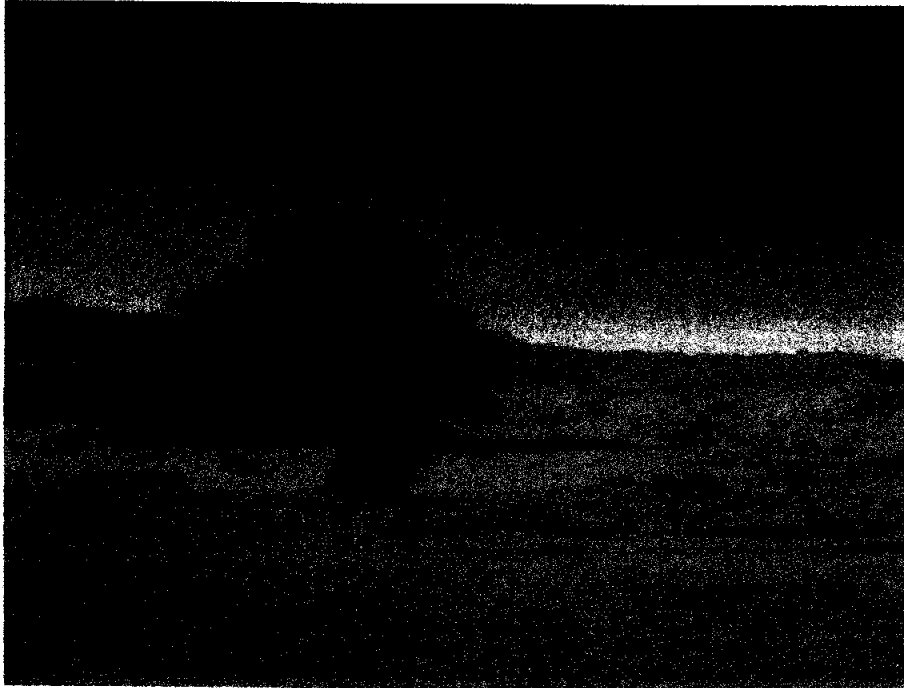
APN 723-084-009



APN 723-293-006



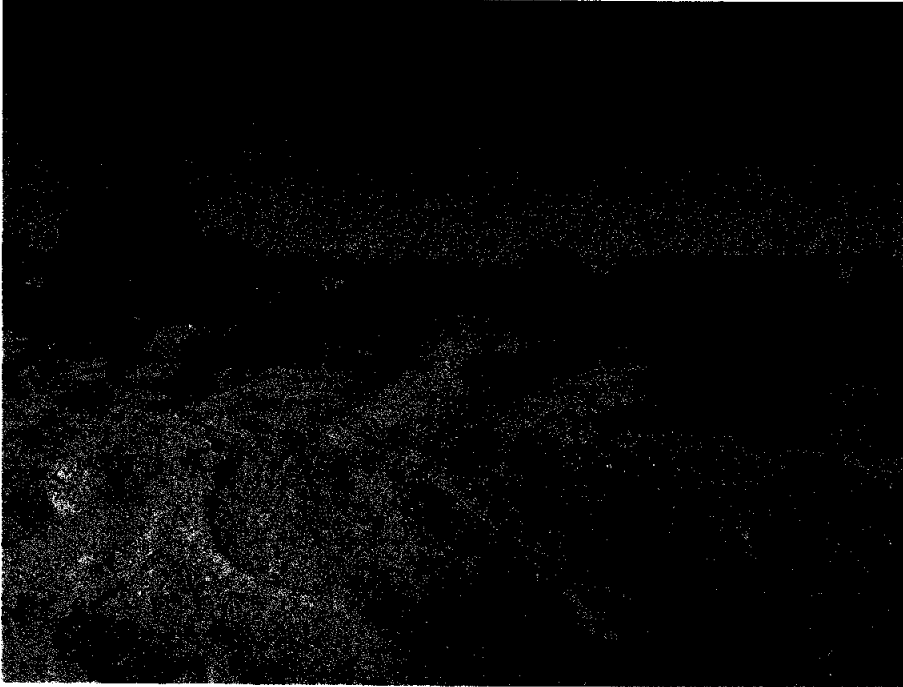
APN 721-181-002



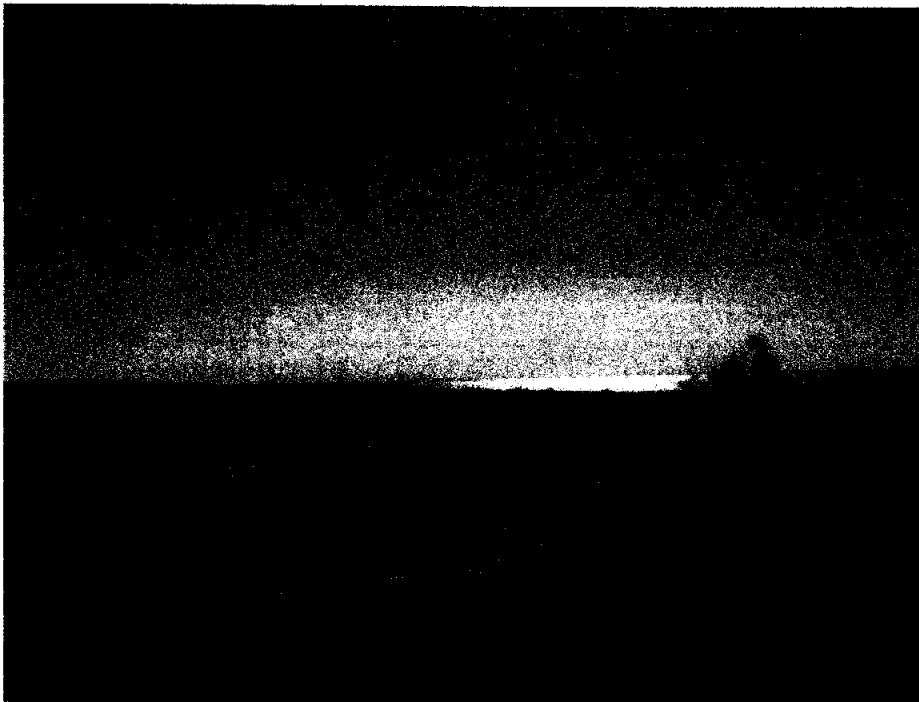
APN 721-251-025



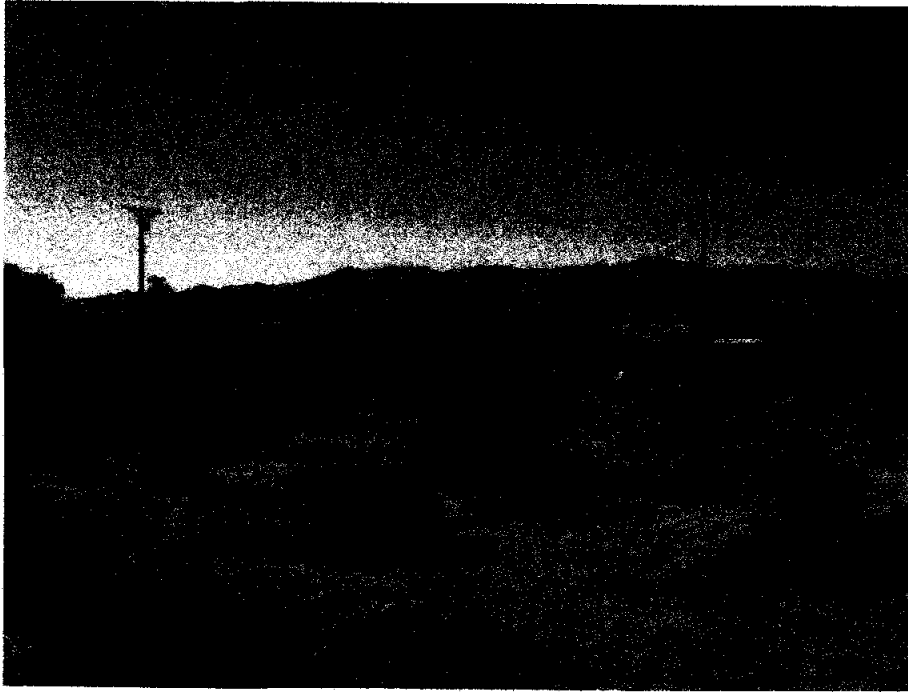
APN 723-053-019



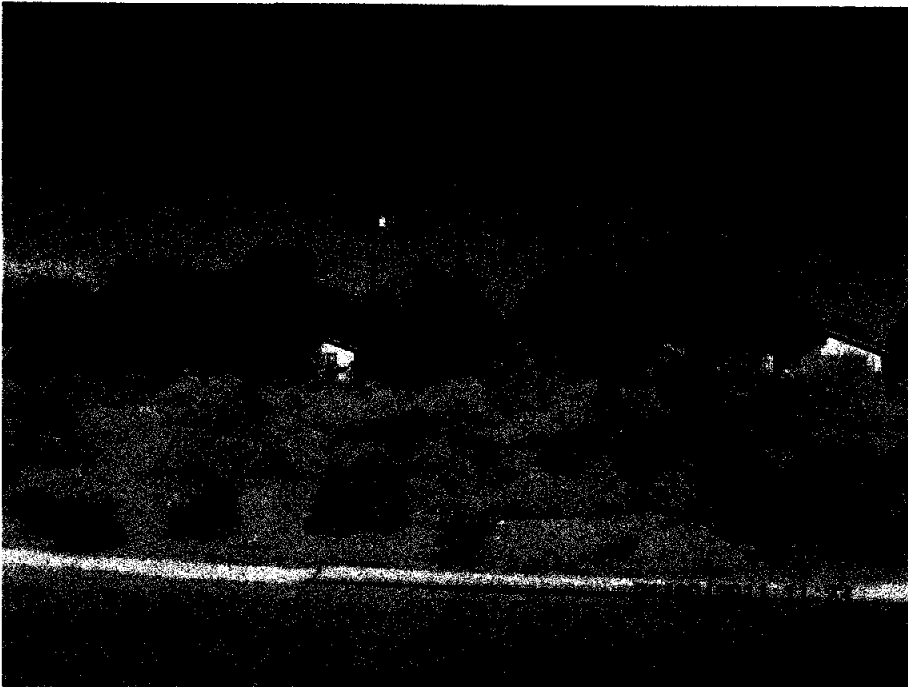
APN 723-334-014



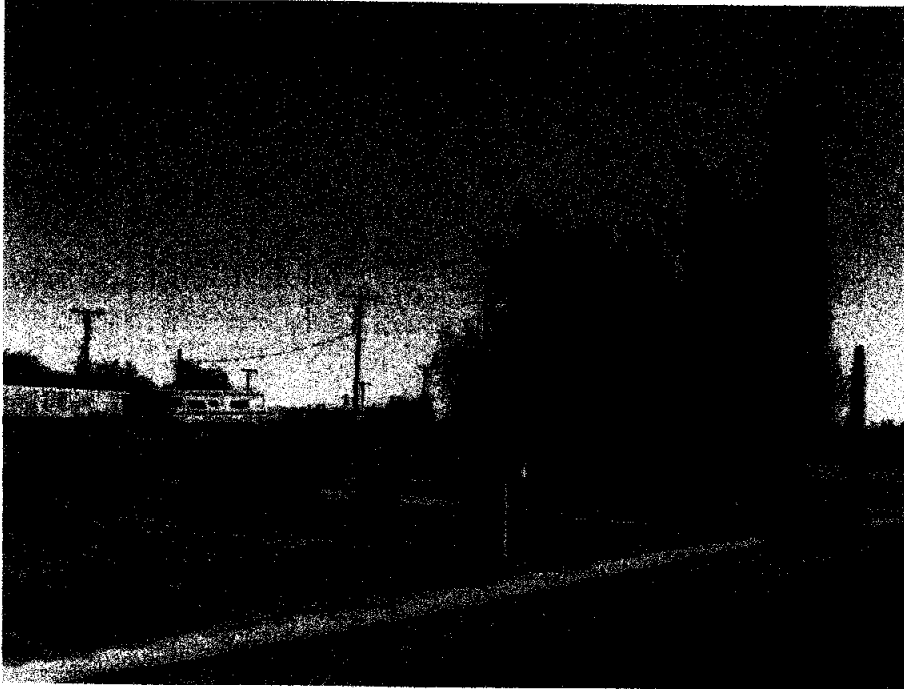
APN 723-311-016



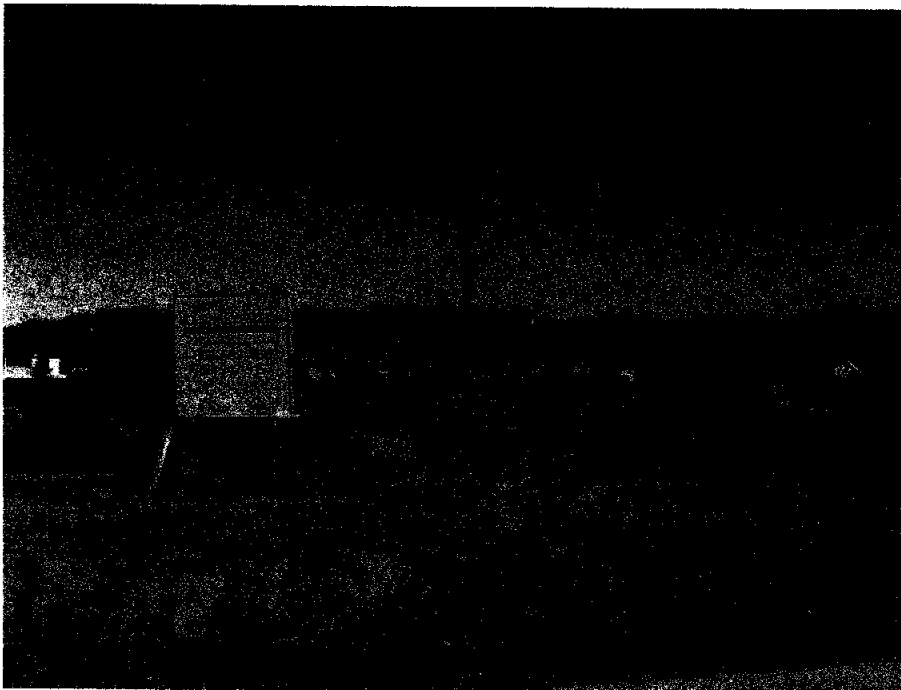
APN 723-272-023



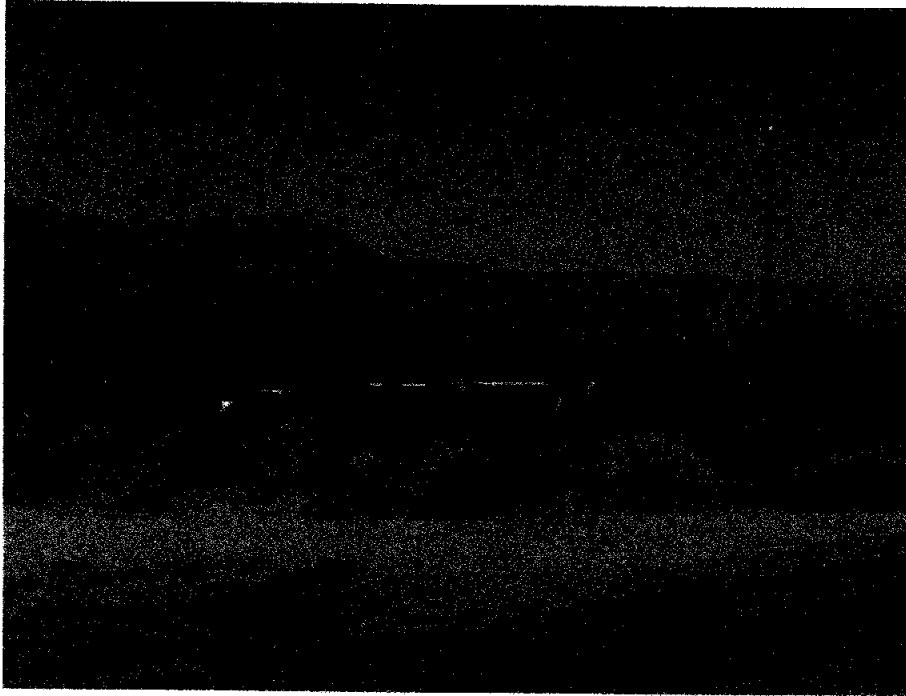
APN 723-292-001



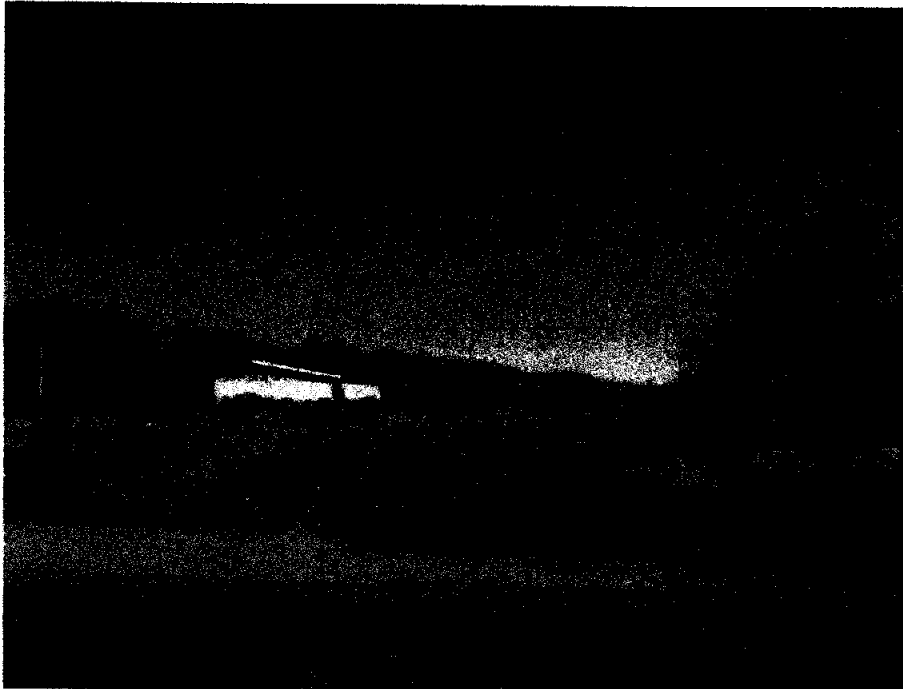
APN 723-292-002



APN 723-292-033



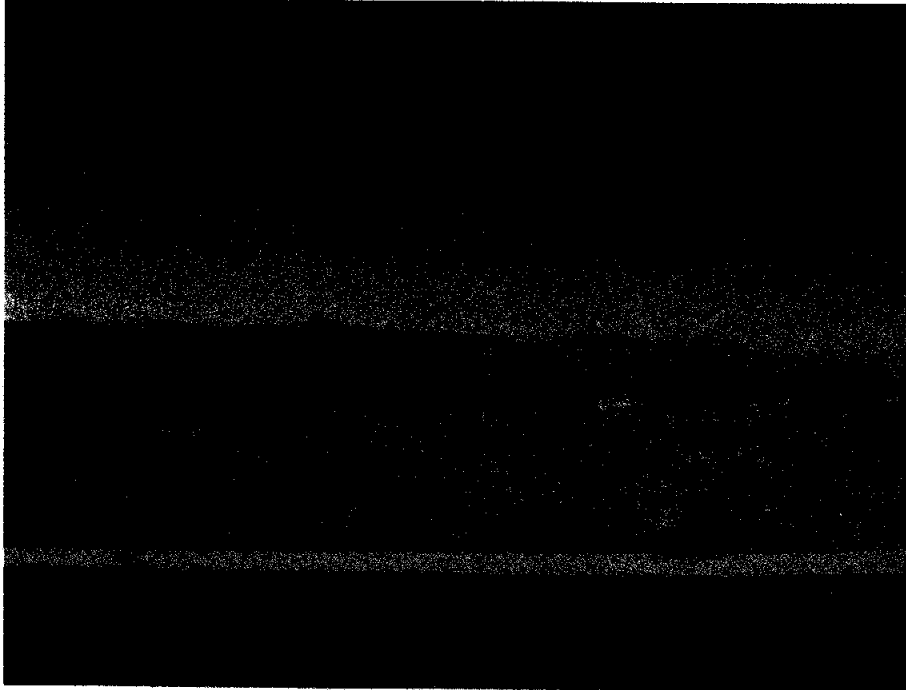
APN 723-033-003



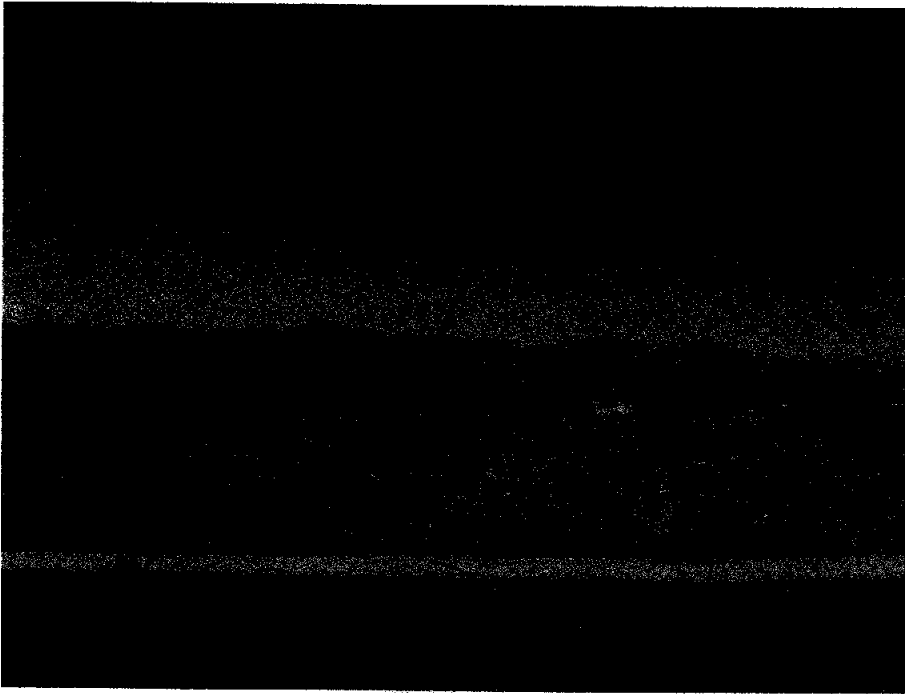
APN 723-033-004



APN 723-312-015



APN 723-312-016



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) HOME Investment Partnership Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) M-08-09-10-UC-06-0530
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity Riverside County Board of Supervisors c/o Riverside County EDA 3403 Tenth Street, Suite 500 Riverside, CA 92501 Attn: Emilio Ramirez	
6. For information about this request, contact (name & phone number) Benjamin Cendejas (951) 955-3410	7. Name and address of recipient (if different than responsible entity) N/A	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing & Urban Development Community Planning and Development 611 W.6th St., Ste. 800, Los Angeles, 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) North Shore Groups 5 & 6	10. Location (Street address, city, county, State) Scattered sites in North Shore, Riverside County within blocks bounded by 68th Ave., 73rd Ave., Beacon Dr., and Bounty Ave.
---------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

11. Program Activity/Project Description

Coachella Valley Housing Coalition (CVHC), a non-profit public benefit corporation, is proposing to use \$600,000 in HOME funds in the development and construction of 11 new single family homes for lower-income families in the unincorporated Community of North Shore in Riverside County. The homes will be built through the mutual self-help construction method designated on 11 scattered residential lots located in an existing urban residential neighborhood. The proposed project will consist of 11 four-bedroom homes, each averaging approximately 1,320 square feet. The project is located on scattered in-fill sites throughout the unincorporated Community of North Shore and within the blocks generally bounded by 68th Avenue to the north, 73rd Avenue to the South, Beacon Drive to the east, and Bounty Avenue to the west.

All 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed eighty percent (80%) of the area median family income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 20 years.

CVHC intends to use up to \$600,000 in HOME funds for hard and soft construction expenses. Other funding sources that are being sought by CVHC include a \$1,371,000 loan from US Department of Agriculture, a \$200,000 grant from the Farmworker Housing Grant, \$192,000 from an Affordable Housing Program source, and \$8,500 from Buyer Sweat Equity. The total development costs are estimated to be \$2,371,500.

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

Date signed

X

Address of Certifying Officer

c/o Riverside County EDA
3403 Tenth Street, Suite 500
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

Title of Authorized Officer

Date signed

X

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: Anita C. Willis 3-14-11
ANITA C. WILLIS DATE

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.: FONSI NOI RROF BFC

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:

03-04-11

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

Date: Mar. 4, 2011
At: Riverside, California



EDA / RDA - HOUSING (TOM FAN)
3403 10TH STREET, SUITE 500
RIVERSIDE CA 92501

Ad #: 10572163

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

March 4, 2011
Bob Buster, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501
(951) 955-3410 - Benjamin Cendejas

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 March 29, 2011, 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 HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: North Shore Groups 5 & 6

PURPOSE: The project activity includes the use of up to \$480,000 in Home Investment Partnerships Act (HOME) funds by Coachella Valley Housing Coalition for the development and construction of up to 11 new single family homes for lower-income families in the unincorporated Community of North Shore in Riverside County. The homes will be built through the mutual self-help construction method designated on 11 scattered residential lots located in an existing urban residential neighborhood. The proposed project will consist of up to 11 four-bedroom homes, each averaging approximately 1,320 square feet.

LOCATION: The project is located on scattered in-fill sites throughout the unincorporated Community of North Shore and within the blocks generally bounded by 68th Avenue to the north, 73rd Avenue to the south, Beacon Drive to the east, and Beauty Avenue to the west.

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 3403 10th Street, Suite 500, California 92501. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 10th Street, Suite 500, California 92501. All comments received at the address specified above on or before March 24, 2011 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 Bob Buster 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 HOME Investment Partnerships 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 of 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 1.504 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. 58.7(d) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 6th Street, Suite 850, 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 Office, HUD Los Angeles Field Office (tel. 213-294-8088 or via fax 213-894-6122) to verify the actual last day of the objection period.

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC
44199 MONROE ST STE B
INDIO CA 922013

2000251081

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

3/4/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 4th day of March, 2011 in Palm Springs, California.



Declarant