

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

151



FROM: Economic Development Agency

SUBMITTAL DATE:
May 12, 2011

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment and Notice of Intent to Request Release of Funds for the Operation Safe House of the Desert – Phase II.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report and FONSI for the Operation Safe House of the Desert – Phase II ("Project") based on the findings incorporated in the report and conclude that the Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds; and
3. Authorize the Chairman of the Board of Supervisors to execute the Request for Release of Funds and Environmental Assessment Report to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND (Commences on Page 2)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: U.S. Department of Housing and Urban Development - Supportive Housing Program

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

Elizabeth J. Olson
Elizabeth J. Olson

FORM APPROVED COUNTY COUNSEL BY: ANITA C. WILLIS DATE: 5/27/11 Environmental Concurrence

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

Prev. Agn. Ref.: 4.3 of 3/11/10

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

District: 4

Agenda Number:

3.14

BACKGROUND:

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

In addition to the \$365,000 of HUD Supportive Housing Program funds, Operation Safe House, Inc., will use other State, Federal, and local funding sources to pay for the development of the \$4,464,000 facility that will provide sixteen affordable transitional housing units in the unincorporated community of Thousand Palms. The project, located on a .41 acre site adjacent to Operation Safe House of the Desert (Phase 1), will include a manager's unit, parking, lighting, fencing, and landscaping. The proposed project will serve households that do not exceed fifty percent (50%) area median income for the County adjusted by family size at the time of occupancy.

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

Attachments:

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

Request for Release of Funds and Certification

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

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

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

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

1. Program Title(s) HUD Supportive Housing Program	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.235	5. Name and address of responsible entity ECONOMIC DEVELOPMENT AGENCY FOR RIVERSIDE COUNTY 3403 10th Street, Suite 500 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) JOHN THURMAN, (951) 955-8916	7. Name and address of recipient (if different than responsible entity) OPERATION SAFE HOUSE of the DESERT 9685 HAYES STREET RIVERSIDE, CA 92503	
8. HUD or State Agency and office unit to receive request OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT LOS ANGELES FIELD OFFICE, 611 W. 6TH, SUITE 1000 LOS ANGELES, CA 90017	9. Program Activity(ies)/Project Name(s) Operation Safe House of the Desert-Phase II	
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		
10. Location (Street address, city, county, State) 72695 La Canada Way, Thousand Palms, CA 92276 Riverside County	11. Program Activity/Project Description	

Operation Safe House, Inc., will use \$365,000 of HUD Supportive Housing Program funds for the development of Operation Safe House of the Desert (Phase II), a sixteen unit, affordable transitional housing complex for 18-21 year old homeless youth. Total cost of the facility is estimated to be \$4,464,000.

The approximately 12,000 square foot project will be located on a .41 acre site in the unincorporated community of Thousand Palms. The project, located adjacent to Phase I, will include one managers unit, ten parking spaces including six handicap spaces, lighting, fencing, and landscaping.

Operation Safe House of the Desert provides life skills education, mental health counseling, education assistance, employment assistance, assistance with locating social services, welfare, legal services, and physical health treatment to homeless and runaway youth.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity x	Title of Certifying Officer CHAIRMAN, BOARD OF SUPERVISORS
	Date signed
Address of Certifying Officer COUNTY OF RIVERSIDE 4080 LEMON ST., 1ST FLOOR RIVERSIDE, CA 92501	FORM-APPROVED COUNTY COUNSEL BY: <i>Anita C. Willis</i> 4-27-14 ANITA C. WILLIS DATE

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

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

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

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

Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004

[Previously recommended EA formats are obsolete].

OPERATION SAFE HOUSE of the Desert-Phase II

Operation Safe House, Inc.

Preparer: Michelle Davitt, CDBG Program Manager

Responsible Entity: County of Riverside

Month/Year: April 21, 2011

SECTION I

PUBLIC NOTICE

FINDING OF NO SIGNIFICANT IMPACT UPON THE
ENVIRONMENT

AND

INTENT TO REQUEST RELEASE OF FUNDS

COMBINED NOTICE TO PUBLIC OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

April 21, 2011

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS: The purpose of this notice is to identify two (2) separate but related actions to be taken by the County of Riverside:

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

On or about **May 24, 2011**, the County of Riverside Board of Supervisors will request the U.S. Department of Housing and Urban Development (HUD) to release federal funds under the Community Development Block Grant (CDBG) program for the following project:

PROJECT NAME: Operation Safe House of the Desert-Phase II

FUNDING: US Department of Housing and Urban Development Supportive Housing Program-\$365,000 Total Project Cost: \$4,464,224.00

PURPOSE: Operation Safe House, Inc. will use a loan from the US Department of Housing and Urban Development Supportive Housing Program to develop sixteen affordable rental housing units that will include one manager's unit, ten parking spaces, lighting, fencing and landscaping on a .41 acre parcel in the community of Thousand Palms. The project is an expansion to the existing Operation Safe House of the Desert facility, which will provide educational and life skill services, training, drug abuse prevention counseling, individual and group counseling, and job seeking assistance to the residents of the project.

LOCATION: 72695 La Canada Way, Thousand Palms, CA 92276; APN# 650-131-018

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

The reason for such decision not to prepare such statement is as follows: the County of Riverside prepared and approved an Environmental Assessment (in accordance with 24 CFR 58.36) dated April 21, 2011. The Environmental Assessment was conducted, and the potential impacts and alternatives evaluated, through consultation with appropriate resources. Based upon the findings, the County of Riverside has determined that the project is not an action that will result in a significant impact on the quality of the human environment.

An environmental review record respecting the above-listed project has been made by the County of Riverside which documents the environmental review of the project and more fully sets forth the reason why such statement is not required. Starting Thursday, **May 5, 2011**, the environmental review record will be on file at the Economic Development Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, CA 92501, and is available, upon request, for public examination or copying, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday. **No further environmental review of such project is proposed to be conducted prior to the Request for Release of Federal Funds.**

All interested agencies, groups, and persons disagreeing with this decision and wishing to comment on the project are invited to submit written comments for consideration by the County of Riverside to: Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501. The public is advised to specify which "notice" their comment address. Written comments should be received at the above address on or before 5:00 PM on **May 23, 2011**. All such comments so received will be considered, and the County will not request the release of federal funds or take any administrative action on the above-listed project prior to HUD's written authorization to use those funds.

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

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

SECTION II

REQUEST FOR RELEASE OF FUNDS

(FORM HUD-7015.15)

Request for Release of Funds and Certification

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

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

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

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

1. Program Title(s) HUD Supportive Housing Program	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.235	5. Name and address of responsible entity ECONOMIC DEVELOPMENT AGENCY FOR RIVERSIDE COUNTY 3403 10th Street, Suite 500 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) JOHN THURMAN, (951) 955-6693	7. Name and address of recipient (if different than responsible entity) OPERATION SAFE HOUSE of the DESERT 9685 HAYES STREET RIVERSIDE, CA 92503	
8. HUD or State Agency and office unit to receive request OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT LOS ANGELES FIELD OFFICE, 611 W. 6TH, SUITE 1000 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) Operation Safe House of the Desert-Phase II	10. Location (Street address, city, county, State) 72695 La Canada Way Thousand Palms, CA 92276	
11. Program Activity/Project Description		

The Redevelopment Agency for the County of Riverside will convey property to Operation Safe House, Inc. for the development of sixteen affordable rental housing units that will include one managers unit, ten parking spaces including six handicap spaces, lighting, fencing and landscaping. The development will be located on .41 acres in the community of Thousand Palms. This approximately 12,000 square foot facility will provide a transitional housing program for youth 18-21 and will work in tandem with the existing Operation Safe House of the Desert, which is located adjacent to the proposed project site, and provides life skills education, mental health counseling, education assistance, employment assistance, assistance with locating social services, welfare, legal services, physical health treatment to homeless and runaway youth.

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Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
x	CHAIRMAN, BOARD OF SUPERVISORS
Address of Certifying Officer	Date signed
COUNTY OF RIVERSIDE 4080 LEMON ST., 1ST FLOOR RIVERSIDE, CA 92501	FORM APPROVED COUNTY COUNSEL BY: <i>Anita C. Willis</i> 4/27/94 ANITA C. WILLIS DATE

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).

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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)

Request for Release of Funds and Certification

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9. Program Activity(ies)/Project Name(s) Operation Safe House of the Desert-Phase II	10. Location (Street address city county State) 72695 La Canada Way Thousand Palms, CA 92276	

11. Program Activity/Project Description

The Redevelopment Agency for the County of Riverside will convey property to Operation Safe House, Inc. for the development of sixteen affordable rental housing units that will include one managers unit, ten parking spaces including six handicap spaces, lighting, fencing and landscaping. The development will be located on .41 acres in the community of Thousand Palms. This approximately 12,000 square foot facility will provide a transitional housing program for youth 18-21 and will work in tandem with the existing Operation Safe House of the Desert, which is located adjacent to the proposed project site, and provides life skills education, mental health counseling, education assistance, employment assistance, assistance with locating social services, welfare, legal services, physical health treatment to homeless and runaway youth.

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:

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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
x	CHAIRMAN, BOARD OF SUPERVISORS
	Date signed
Address of Certifying Officer	FORM APPROVED COUNTY COUNSEL
COUNTY OF RIVERSIDE 4080 LEMON ST., 1ST FLOOR RIVERSIDE, CA 92501	BY: <i>Anita C. Willis</i> 4-27-94 ANITA C. WILLIS DATE

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)

SECTION III

PUBLIC COMMENTS

SECTION IV

STATUTORY CHECKLIST

LEVEL OF ENVIRONMENTAL REVIEW DETERMINATION

Project Name/Description: Operation Safe House of the Desert-Phase II

The Redevelopment Agency for the County of Riverside will convey property to Operation Safe House, Inc. for the development of sixteen affordable rental housing units that will include one managers unit, ten parking spaces including six handicap spaces, lighting, fencing and landscaping. The development will be located on .41 acres in the community of Thousand Palms. This approximately 12,000 square foot facility will provide a transitional housing program for youth 18-21 and will work in tandem with the existing Operation Safe House of the Desert, which is located adjacent to the proposed project site, and provides life skills education, mental health counseling, education assistance, employment assistance, assistance with locating social services, welfare, legal services, physical health treatment to homeless and runaway youth.

Location: 72695 La Canada Way, Thousand Palms, CA 92276

Funding Amount: \$365,000

Funding Type: CDBG ESG Other: Supportive Housing Program

Level of Environmental Review: *(cite sections)*

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

STATUTES AND REGULATIONS LISTED AT 24 CFR 58.6

FLOOD INSURANCE/FLOOD DISASTER PROTECTION ACT

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

- No; flood insurance is not required. The review of this factor is completed.
- Yes; continue**

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

- No. Source Document (FEMA/FIRM floodplain zone designation)

(Factor review completed).

- Yes. Source Document (FEMA/FIRM floodplain zone designation AO, panel number 06065C1585G, dated 8/28/08)

(Continue Review).

3. Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special kept in the Environmental Review Record.

No (**Federal assistance may not be used in the Special Flood Flood Hazards**)?

Yes – Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be **Hazards Area**).

COASTAL BARRIERS RESOURCES ACT

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

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

(Factor review completed).

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

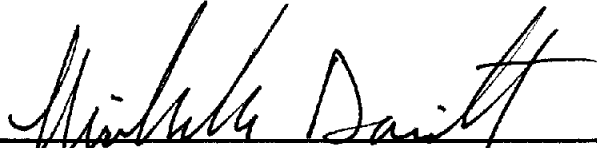
AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES


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

No; cite SD, page: EDA Staff Review

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

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


Signature/Name: Michelle Davitt, Program Manager/Date: April 21, 2011


Responsible Entity Official Signature/Title: John Thurman, EDA Development Manager/
Date: April 21, 2011

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 County of Riverside has determined that no historic properties are affected per 36 CFR 800.4. The project involves new construction of sixteen affordable rental housing units, with parking, fencing, lighting and landscaping for the complex. No historic structures, historic districts, or other significant sites are located near the project site. County of Riverside General Plan, NRIS-nps.gov, EDA Staff Review.
Floodplain Management [24 CFR 55, Executive Order 11988]	This project is located within a 100 year floodplain (Zones A or V) identified by FEMA maps. Source: Zone AO, Panel # 06065C1585G, dated 8/28/08. An 8-Step Flood Plain Management document is being prepared concurrently with the Environmental Assessment.
Wetlands Protection [Executive Order 11990]	This project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural pond per field observation and maps issued by the USDI Fish and Wildlife Service. EDA Staff Review.
Coastal Zone Management Act [Sections 307(c),(d)]	There are no coastal zones within the County of Riverside. EDA project review.
Sole Source Aquifers [40 CFR 149]	There are no sole source aquifers, as designated by the U.S. Environmental Protection Agency, within the Coachella Valley. Source: Coachella Valley Water District
Endangered Species Act [50 CFR 402]	The project will have no effect on any Federally protected (listed or proposed) threatened and endangered species, or designated or proposed critical habitat. Source: County of Riverside General Plan; Coachella Valley Multi-Species Habitat Conservation Plan.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	The project is not located within one mile of a listed Wild and Scenic River. There are no Wild and Scenic Rivers within the community of Thousand Palms according to the website www.nrps.gov/rivers/ .
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	The project is located in a "non-attainment" and conforms with the EPA-approved 2003 Coachella Valley SIP per AQMD and SCAQMD web sites. Standard rules apply, and no individual NESHAP permit or notifications are required per SCAQMD website. EDA project review.
Farmland Protection Policy Act [7 CFR 658]	The project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service; EDA staff review.
Environmental Justice [Executive Order 12898]	The proposed project is both appropriate and suitable for the current site and will have no adverse impact upon affordable housing or minority concentrations. EDA project review.

HUD Environmental Standards

Determination and Compliance Documentation


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

Check the box which applies to this project:

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


Preparer Name: **Michelle Davitt**

Date: April 21, 2011

Preparer Signature: 

Supervisory Official Name: **John Thurman**

Date: April 21, 2011

Supervisory Signature: 

SECTION V

SUMMARY OF FINDINGS AND CONCLUSIONS

Summary of Findings and Conclusions

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

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

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

The Operation Safe House, Inc. considered other possible locations for this project. However, no other locations were deemed suitable. This project site is the most feasible, functional, and appropriate location for this project to operate in tandem with the adjacent Operation Safe House of the Desert facility. The cost associated with land acquisition, development, and relocating the proposed project site would be prohibitive and would interfere with project timelines. The time and effort involved with site reconnaissance could ultimately jeopardize the project's schedule, and possibly project funding.

No Action Alternative [24 CFR 58.40(e)]

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

Failure to move forward with the Operation Safe House of the Desert-Phase II Project would result in the lack of transitional living and permanent supportive housing for runaway, homeless, and at-risk youth and would be contrary to the County of Riverside's *Ten Year Strategy to End Homelessness*.

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

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

No mitigation measures are required.

Additional Studies Performed

(Attach studies or summaries)

- A Phase I Environmental Assessment was completed on June 16, 2010. Please reference Attachment A.
- An Initial Study and Environmental Checklist was completed in compliance with CEQA on

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

- Susan Larkin, Program Specialist, County of Riverside Department of Public Social Services
- Julie Hale, Operation Safe House, Inc.
- Monica Telles, Development Specialist III, Riverside County Economic Development Agency
- Scot A. Stormo, Associate Hydrogeologist, Senior Vice President, Earth Systems Southwest

SECTION VI

ENVIRONMENTAL ASSESSMENT CHECKLIST

Environmental Assessment

Responsible Entity: The Economic Development Agency for Riverside County

[24 CFR 58.2(a)(7)]

Certifying Officer: John Thurman, EDA Development Manager

[24 CFR 58.2(a)(2)]

Project Name: Operation Safe House

Project Location: APN # 650-131-018; 72695 La Canada Way, Thousand Palms, CA 92276
County of Riverside

Estimated total project cost: \$4,464,224

Grant Recipient: Riverside County Department of Social Services

[24 CFR 58.2(a)(5)]

Recipient Address: 4060 County Circle Drive, Riverside, CA 92503

Project Representative: Susan Larkin, Program Specialist II

Telephone Number: (951) 358-5638

Conditions for Approval: NA

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: Michelle Davitt **Date:** 4/21/11
Name/Title/Agency: Michelle Davitt, CDBG Program Manager
Economic Development Agency for Riverside County

RE Approving Official Signature: John Thurman **Date:** 4/21/11
Name/Title/ Agency: John Thurman, EDA Development Manager
Economic Development Agency for Riverside County

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

The Riverside County Department of Social Services (DPSS) is the Lead Agency for the Continuum of Care and coordinates the annual consolidated application to HUD for new and renewal funding. Included and awarded by HUD in the 2009 application is the Operation Safe House of the Desert Phase Two Permanent Housing project.

Operation Safe House programs provide a complete continuum of care of services for runaway homeless and at-risk youth. Operation Safe House, Inc. is an agency with over 20 years of service in the field of homeless youth programs and is highly respected in the industry. SafeHouse runs two emergency shelters for runaway and homeless youth and the only Transitional Living Program for older homeless youth ages 18-21 located in the City of Riverside. Operation Safe House, Inc. is duplicating this highly successful program in eastern Riverside County. This project will allow Operation Safe House, Inc. to leverage other new funding sources which will financially stabilize their entire agency.

The County of Riverside Ten Year Strategy to End Homelessness includes eleven recommendations within three overarching activities. Activity B. Recommendation #5 calls for the creation of 75 additional Transitional and Permanent Supportive Housing units. With the addition of our sixteen unit apartment complex SafeHouse provides 21 much needed beds in the Coachella Valley.

The Operation Safe House of the Desert Phase Two Project is a sixteen unit apartment complex in Thousand Palms, California. This unique program will encompass both Transitional Living and Permanent Supportive Housing. The 16 unit project provides 6 one-bedroom units for permanent supportive housing for families with physical and/or mental Special Needs. On the same property, there are also three one-bedroom units and six two-bedroom units for a total of 15 beds for a Transitional Living Program for youth; plus a Manager's two-bedroom unit. The residential units will be replacing an aging county fire station on land donated by the County of Riverside. Operation SafeHouse of the Desert Phase 2 will be located directly behind the SafeHouse of the Desert, a 12,000 square foot facility that includes administrative offices and a 20-bed emergency shelter completed in December 2007. The existing Phase 1 campus will house the extensive supportive services for all residents residing in these 16 new units.

Services provided on a voluntary basis for participants will include:

- Life skills education
- Mental health counseling
- Education Assistance
- Employment Assistance
- Assistance with locating social services, welfare, legal services, physical health treatment.

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 disposition and Development Agreement by and between the Redevelopment Agency for the County of Riverside ("Agency") and Operation Safe House, Inc ("Developer") will convey real property from the Agency to Developer for the development of sixteen (16) affordable rental housing units that will include one (1) managers unit, ten (10) parking spaces including six (6) handicap spaces, lighting, fencing and landscaping ("project").

The Project will be located on a .41 acre parcel in the unincorporated community of Thousand Palms with an address of 72695 La Canada Way, Thousand Palms, California 92276, and APN 650-131-018 ("Site"). To the east of the Site is the Chamber of Commerce, to the west is a small multi-housing complex and a single family dwelling, to the north is a vacant parcel and to the south is the existing Operation Safe House of the Desert campus.

The County of Riverside ("County") currently owns the site that includes a recently abandoned fire station. The fire station will be demolished by the Agency once the Site has been conveyed from the County to the Agency. The Agency will then convey the Site to the Developer for the construction of the Project.

The Project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, Thousand Palms, California, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be used to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling and job seeking assistance to the residents of the Project. The design will consist of an approximate 12,000 square foot complex with a 1950's modernism style to complement the existing desert modern architecture of the adjacent Safe House of the Desert Administrative Facility.

Buildings will be primarily two-story with one story accents. Landscape will be low water use with no lawn. Planting will accent the architectural massing.

Parking will be tuck-under to be sheltered from weather. Perimeter security will be provided with direct access from this property to the existing Operation Safe House of the Desert. Site lighting will be carefully detailed to light outdoor areas to ensure a safe environment, but to be at a relatively low level to not disturb neighbors. Lot coverage will be approximately 50% of the site for the buildings, 20% for landscaping and 30% for impervious surface for the parking and walk ways.

Existing Conditions and Trends:

The subject site is located within a mix of residential and commercial buildings in the area of Thousand Palms, California. The property to the south consists of the existing emergency youth center for 20 children ages 2 to 18 that include administrative offices. A small multi housing complex is located to the west, an existing chamber of commerce is located to the east and vacant land is located to the north of the subject site.

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 project site will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The proposed project will be developed in compliance with County Zoning and General Plan regulations. Source: EDA Staff review, Riverside County General Plan.
Compatibility and Urban Impact	1	The proposed Operation Safe House Project will have no adverse impact upon urban land uses. Source: EDA Staff Review.
Slope	1	The project will not impact slope because the project site is located on a previously graded and leveled area.
Erosion	1	Much of the Coachella Valley is highly susceptible to wind erosion and the impacts of blow-sand. Project construction will be in accordance with the California Building Code (CBC) and the provisions of Riverside County Building Code, pertaining to the Control of Fugitive Dust Emissions. Therefore, the proposed project is not anticipated to increase any hazard related to blowing dust and sand or substantial soil erosion or loss of topsoil.
Soil Suitability	1	<p>The project site is located approximately 2 miles from the San Andreas fault line. The Coachella segment of the San Andreas fault is the least likely to fail in the next 30 years (22% likelihood of rupturing).</p> <p>The project site is located within Seismic Zone 4. Strong ground shaking is the geologic hazard that has the greatest potential to severely impact the project site. Structures built on the project site will be constructed in accordance with the 2001 Uniform Building Code. Structural development will include foundations, slab-on-grade, retaining walls, mitigation of soil corrosivity on concrete, seismic design criteria and pavement constructed per recommendations detailed in the geotechnical report.</p> <p>Typically in this area, the soils encountered at points of exploration can include liquefaction vulnerable sands. However, groundwater is generally found to be in excess of 100 feet from the area and liquefaction is typically limited to the upper 50 feet of the subsurface soils. It is not expected that liquefaction would be an issue.</p> <p>The site is not characterized by any expansive soils that would be considered environmentally significant. The potential for encountering previously unidentified expansive soils is unlikely given previous construction.</p>
Hazards and Nuisances including Site Safety	1	The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project site will not create a significant hazard to the public of the environment through reasonably foreseeable upset and accident conditions.

		Riverside County General Plan, EDA site visit.
Energy Consumption	1	No significant impacts associated with energy consumption are anticipated. EDA staff review.

Noise - Contribution to Community Noise Levels	1	The project will not involve the development noise sensitive uses. EDA Staff review.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The project will not alter ambient air quality nor increase community pollution levels. EDA Staff review.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The project will not alter the visual quality of the already developed area surrounding the project site. The project is a compatible use and is being developed in a coherent location.

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	No demographic impacts identified.
Displacement	1	The project will not involve the displacement of residential or business tenants. EDA Staff review.
Employment and Income Patterns	1	The project will not alter employment and income patterns. EDA Staff Review.

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The project does not impact educational facilities.
Commercial Facilities	1	The project does not impact commercial facilities.
Health Care	1	The project does not impact health care facilities.
Social Services	2	It is anticipated the project will provide opportunities to improve social services for the low income residents of this apartment complex.
Solid Waste	1	The project does not impact solid waste.
Waste Water	1	The Coachella Valley Water District (CVWD) provides domestic water and wastewater collection, treatment, and disposal service for the community of Thousand Palms and will provide domestic water to the site. The project will have negligible impacts on existing domestic water and wastewater treatment facilities as the existing purveyor can adequately serve the project with existing infrastructure. Therefore, project operation will not conflict with the objectives or policies of the Water, Sewer & Utilities element of the Riverside County General Plan.
Storm Water	1	An increase in storm water run-off is not anticipated because the project site is on previously graded and developed areas.
Water Supply	1	The project is not anticipated to impact existing water supply.
Public Safety	1	It is not anticipated that this project will increase calls for service from the Police Department.
- Police	1	It is not anticipated that this project will increase calls for service from the Fire Department.
- Fire	1	It is not anticipated that this project will impact requests for Emergency Medical Service.
- Emergency Medical	1	It is not anticipated that this project will impact requests for Emergency Medical Service.
Open Space and Recreation	1	The proposed project will not impact open space and recreation.
- Open Space	1	The project will not impact the recreational opportunities to community members.
- Recreation	1	The project will not impact accessibility to cultural facilities.
- Cultural Facilities	1	The project will not impact accessibility to cultural facilities.

Transportation	1	It is expected that the less than significant increase in population will contribute to a slight increase in traffic. However, the existing public streets will accommodate the additional traffic created by the Project. Ample parking will also be developed.
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Natural Features		Source or Documentation
Water Resources	1	This project is not anticipated to impact water resources.
Surface Water	1	This project is not anticipated to impact surface water.
Unique Natural Features and Agricultural Lands	1	There are no unique features within the project location.
Vegetation and Wildlife	1	The project site is located on a previously graded and disturbed parcel and is not located within the Coachella Valley Multi-Species Habitat Conservation Plan. No impact to any endangered plant or animal species is anticipated. Source: Riverside County General Plan, EDA Staff site visit, Riverside County TLMA/GIS.

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	An 8-Step Flood Plain Management document is being prepared concurrently with the Environmental Assessment.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no Coastal Barriers found within the Riverside County.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not located within an FAA designated civilian airport Runway Clear Zone, or within a military airfield Clear Zone or Accident Potential Zone, or Approach Protection Zone. Source: EDA Staff review, Riverside County General Plan, Riverside County TLMA/GIS, EDA Aviation Division.
Other Factors	1	None

SECTION VII

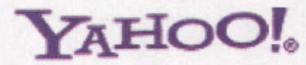
PROJECT SITE INFORMATION

Map of 72695 La Canada Way, Thousand Palms, CA 92276-6642



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

Map of 72695 La Canada Way, Thousand Palms, CA 92276-6642



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

http://cumulis.epa.gov/supercpad/cursites/srchrsit.cfm?

start=1&CFID=5715966&CFTOKEN=21078876&jsessionid=e030165f39c25685786869587d512b4172a3 Last updated on Thursday, April 14, 2011



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Superfund Site Information

Search Superfund Site Information

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Search Results

Search Criteria:

Active vs. Archived:	Active What are active and archived sites?
Street Address:	72695 LA CANADA WAY
City:	THOUSAND PALMS
County:	RIVERSIDE
State(s):	California
Region(s):	09
ZIP Code:	92276

Found **0** site(s) that match your search criteria listed above.

To conduct another search, return to the [Search Superfund Site Information](#) page or request a [Customized SIS Report](#).

[OSWER Home](#) | [Superfund Home](#)

URL: <http://cumulis.epa.gov>

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SECTION VIII

ATTACHMENTS

OPERATION SAFE HOUSE, INC.
9685 HAYES STREET
RIVERSIDE, CALIFORNIA 92503

**REVISED REPORT OF PHASE I
ENVIRONMENTAL SITE ASSESSMENT
FORMER FIRE STATION
APN 650-131-018
72-695 LA CANADA WAY
THOUSAND PALMS
RIVERSIDE COUNTY, CALIFORNIA**

June 8, 2010
Revised June 16, 2010

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File No.: 11837-01
Doc. No.: 10-06-716R



Earth Systems

Southwest

79-811B Country Club Drive
Bermuda Dunes, CA 92203
(760) 345-1588
(800) 924-7015
FAX (760) 345-7315

June 8, 2010
Revised June 16, 2010

File No.: 11837-01
Doc. No. 10-06-716R

Operation Safe House, Inc.
9685 Hayes Street
Riverside, California 92503

Attention: Ms. Kathy McAdara

Subject: **Revised Report of Phase I Environmental Site Assessment**

Project: **Former Fire Station**
APN 650-131-018
72-695 La Canada Way
Thousand Palms, Riverside County, California

As you requested, Earth Systems Southwest [ESSW] has completed this Phase I Environmental Site Assessment [ESA] of the site referenced above. This revised report was prepared for your exclusive use. It was prepared to stand as a whole and no part should be excerpted or used in exclusion of any other part. This project was conducted in accordance with our proposal dated May 5, 2010. Thank you for this opportunity to be of service. If you have any questions regarding this report, or the information contained herein, please contact this office at your convenience.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject site. I have endeavored to perform this project in conformance with the standards and practices set forth in 40 CFR 312.

Respectfully Submitted,
EARTH SYSTEMS SOUTHWEST

Scot A. Stormo, PG 4826, CHG 204, REA II 20166
Associate Hydrogeologist, Senior Vice President



ESA/klm/sas/ajm/kco

Distribution: 6/Operation Safe House, Inc.
2/BD File

REVISED REPORT OF PHASE I
ENVIRONMENTAL SITE ASSESSMENT
FORMER FIRE STATION
APN 650-131-018
72-695 LA CANADA WAY
THOUSAND PALMS
RIVERSIDE COUNTY, CALIFORNIA

June 8, 2010
Revised June 16, 2010

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1.0 INTRODUCTION

1.1 Project Information

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [ESSW] for the Former Fire Station located at 72-695 La Canada Way in Thousand Palms, California. This project was conducted for Operation Safe House, Inc., in accordance with our proposal dated May 5, 2010. This project was performed in conjunction with a purchase of the site. This project has been performed at the request of the client for due diligence purposes. We are not aware of special requirements for this ESA. This report was revised to correct the mis-identification of the property south of the site.

1.2 Purpose and Scope of Work

The purpose of an ESA is to evaluate the potential for the presence of soil or groundwater contamination that may be present because of the past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the property. The scope of work for this evaluation is based on the United States Environmental Protection Agency Final All Appropriate Inquiry Rule (2006) [US EPA AAI]; and, the ASTM Standard E-1527-05, *Standard Practice for Environmental Site Assessments*, and consisted of the tasks listed below.

Site Reconnaissance: This involved a visual reconnaissance of the site, noting physical evidence of potential contamination or possible sources of contamination; and observation of adjacent properties to identify readily observable visual evidence of possible impacts to the subject site. Figures depicting the site location and layout are presented in Appendix A. Significant on-site features were photographed to document current conditions. Selected site photographs are presented in Appendix B.

Records Review: Records regarding the regulatory status and history of the site were evaluated regarding the possible presence of Recognized Environmental Conditions [REC]. Regulatory agency records were reviewed by obtaining a report listing known sites that generate, store, use, and/or have released hazardous materials from a firm that specializes in maintaining a database of this type of information. A copy of the agency database search report is presented in on file, but was not included in the report at the client's request. The database report is discussed in Section 5.1. The search radius for the agency database search was in general accordance with the US EPA AAI and ASTM standard E-1527-05 as measured from the center of the site. Other sources of information are listed in the references section of this report and may include the following categories of information (note that each category is utilized at the discretion of Environmental Professional [EP] until, in the EP's opinion, sufficient data has been obtained):

- Historical aerial photographs
- Topographic maps
- Munger Oil maps
- Fire insurance maps
- Land title information

- Local street directories
- Zoning/land use records
- Engineering and institutional controls, such as deed restrictions and restrictive zoning to a radius of ¼-mile, if contained in publicly available lists/registries
- Tribal records of subject property and adjoining properties (if tribal land)
- Local government records such as building department files
- Environmental cleanup liens

If the property was not previously developed, sources such as building department files and street directories were not reviewed. Relevant supporting documents are on file, but were not provided in the report at the client's request.

Interviews: Persons familiar with the site were interviewed (if possible) regarding the potential presence of RECs on the site or in a position to affect the site, including the site owner/operator/occupant, former site owners/operators/occupants (if reasonably accessible), neighboring property occupants (if the site is abandoned), and selected government personnel likely to have information regarding environmental conditions at or near the site. Information from persons who were successfully contacted is presented in Section 6.

Report Preparation: This report was prepared to present our findings, conclusions, and recommendations.

1.3 Definitions

ASTM 1527-05 provides definitions for 97 terms and 27 acronyms used in the ESA process. ESSW endeavors to use these terms and acronyms within the meaning provided by ASTM 1527-05. The majority of these terms are either obvious in their meaning or are seldom used in this report, but a few are significant enough to warrant defining here, as follows:

Recognized Environmental Condition [REC]: the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products in structures, or into the ground, groundwater or surface water at a site or on an adjacent site that may affect the site. Note that the legal use of a hazardous material and/or petroleum product is an REC if potential mishandling of the material can result in a release. The term REC is applied when the potential for a release exists, but does not apply when it can be shown that a release did not occur and is unlikely to occur. The term does not include *de minimis* conditions that do not present a threat to human health or the environment, and would not result in an enforcement action if brought to the attention of an appropriate governmental agency.

Site: The term "site" is used in place of the term "property" as defined by ASTM 1527-05, and is the physical location that is the subject of the assessment. The site can include more than one parcel of land, or only a portion of a parcel of land, depending on the needs of the client. ESAs focus primarily on activities that occur within the boundaries of the site, or that could potentially affect conditions and activities within the boundaries of the site. RECs on off-site properties that are not likely to affect the site are not considered to be RECs for the

subject site.

Environmental Professional [EP]: An EP is defined by US EPA AAI as "a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule)." Specific minimum credentials are required by US EPA AAI and ASTM 1527-05 to be identified as an EP.

User: The "user" of the report is defined by ASTM Practice 1527-05 as the party for whom the assessment is being conducted (the "client"), not the EP.

1.4 Qualifications

Work on this project was performed under the direct supervision of an Environmental Professional [EP], in accordance with the US EPA AAI and ASTM E-1527-05 requirements. Mr. Scot Stormo (PG, CHG, REA II) was the lead EP, project manager, performed the aerial photo review, and provided senior review. Mr. Rich Howe, Staff Scientist, conducted the site reconnaissance. Ms. Kirsten Murch, Project Geologist, conducted other historical reviews and the agency database review. A qualifications statement regarding the personnel who performed this evaluation is presented in Appendix C.

1.5 Exclusions and Data Gaps

The scope of work for this ESA did not include testing the air, groundwater, soil, or building materials for the presence of hazardous constituents.

The US EPA AAI and ASTM E1527-05 require that gaps in the data used in evaluating the site be identified. Data gaps encountered in this project, and their significance to the project, are summarized below.

- Due to the primarily residential development of the vicinity, historical street directories were not requested.
- Sanborn maps were not available for the site. This data gap is not considered to be significant due to availability of information from other sources.

Further investigations regarding the data gaps do not appear warranted.

1.6 Limitations and Reliance

This report has been prepared for the exclusive use of Operation Safe House, Inc. Other parties participating in the transaction for which this project was conducted may also use the information presented in this report, provided said parties agree that ESSW shall have no additional liability arising from such use than described in the contract under which this project was conducted. Any other use of or reliance on the information and opinions contained in this report without the written authorization of ESSW is at the sole risk of the user (to apply for written authorization to rely on this report, please complete and submit the application provided in Appendix D).

Note that the conclusions and recommendations rendered in this report are opinions based on readily available information obtained to date within the scope of the work authorized by the client, and apply only to site conditions as of the date of the site visit. The scope of work for this project was developed to address the needs of the client as part of a property transaction (purchase, sale, refinance, etc.) and may not meet the needs of other users.

It should be noted that any level of assessment cannot ascertain that a property is completely free of chemical or toxic substances. We believe the scope of work has been appropriate to allow the client to make an informed business decision. According to US EPA AAI and ASTM 1527-05: the "shelf life" of an ESA report is six months; an "Update" can be provided to the client within the first year of the report's publication (at an additional cost); and if the report is older than one year, the ESA should be re-conducted. Changes in site conditions can render this report obsolete within a shorter period of time. Use of this report outside of these time frames or after site conditions have changed is at the sole risk of the user and without liability and legal exposure to ESSW.

The results contained in this report are based upon the information acquired during the assessment, including information obtained from third parties. ESSW makes no claim as to the accuracy of the information obtained from others. In addition, it is possible that variations exist beyond or between points evaluated during this assessment, and that changes in conditions can occur in the future due to the works of man, contaminant migration, variations in rainfall or temperature, a broadening of knowledge, changes in regulatory standards, and/or other factors not apparent at the time of the field investigation.

The services performed by ESSW have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No warranty, express or implied, is offered.

2.0 GENERAL SITE INFORMATION

2.1 Size, Location, and Name

The site consists of approximately 0.41 acres of land located at 72-695 La Canada Way in Thousand Palms, California. The site was formerly the Thousand Palms fire station. The site location is depicted in Figure 1. The site layout is depicted in Figure 2.

2.2 Assessor's Parcel Number(s)

The site is identified as Assessor's Parcel Number [APN] 650-131-018.

2.3 Township, Range, Section

The site is located in the southwest quarter of the southeast quarter of Section 18, Township 4 South, Range 6 East, San Bernardino Baseline and Meridian.

2.4 Site Boundaries

The property boundaries are defined by La Canada Way to the north, and a chain-link fence to the east, south, and west.

2.5 Current Development and Access

The site is currently cleared and graded land accessed from La Canada Way along the north boundary.

2.6 Zoning/Land Use Records

Zoning/Land Use information was obtained from the TLMA website, which indicated that the property zoning is designated as One Family Dwellings – R1.

2.7 Site Topography

The surface of the site is relatively flat. The elevation of the site is approximately 240 feet above mean sea level.

2.8 Surface Water Bodies

Surface water bodies are not present on the site, either as lakes or streams. Rain water appears to infiltrate within the site. Water bodies are not located in a position to transport contaminants onto the site, or be readily affected by contaminants released at the site.

2.9 Geology and Hydrogeology

The site is located in the Coachella Valley of Southern California. The Coachella Valley is part of the tectonically active Salton Trough, which is a closed, internally draining basin bound by the San Jacinto and Santa Rosa Mountains to the southwest, the San Bernardino Mountains to the northwest, and the Little San Bernardino and Orocopia Mountains to the northeast and east. These mountain ranges and the basement rock underlying the Coachella Valley are primarily composed of granitic and metamorphic rock. Within the Coachella Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental clastic sediments eroded from the surrounding mountain ranges, lacustrine deposits of ancient Lake Cahuilla, and wind-blown sand (deposited in the active blow-sand area of Riverside County [DWR, 1964]). Marine sediments may be present above the basement and beneath the continental clastic materials. The surficial soils consist of aeolian deposits overlying alluvium.

The northwest-trending San Andreas fault zone is the major geologic feature of the Coachella Valley. The Banning, Mission Creek, and Garnet Hill faults, which are part of the San Andreas fault system, divide the Coachella Valley into four distinct hydrogeologic subbasins. Each subbasin is further divided into subareas, based on either the type of water-bearing formation, water quality, areas of more confined groundwater, forebay areas, groundwater divides, or surface water divides. The site is located within the Thermal subarea of the Indio subbasin. This subarea consists of the confined portion of the Indio subbasin, where water from the up-gradient Palm Springs subarea moves into the interbedded sands, silts, and clays underlying the central

portion of the valley. Groundwater in this subarea generally flows in a southeasterly direction toward the Salton Sea. The water-bearing materials in this subarea have been divided into four units: a semi-perched zone at the ground surface and extending to a depth of up to 100 feet; an upper aquifer which is 150 to 300 feet thick; a lower aquifer in excess of 500 feet thick; and an aquitard between these two aquifers which is 100 to 200 feet thick. These layers may be absent in some portions of the subarea. Water quality within the upper zones is generally poor. The deeper and upper aquifers are typically used for water supply. Throughout the Thermal subarea, the horizontal permeability is several times the vertical permeability, resulting in a predominantly lateral flow of groundwater (DWR, 1964).

Based on information from a prior report on for a different property, the depth to groundwater about one mile southwest of the site was approximately 90 feet in 2003. The current depth to groundwater is anticipated to be similar to the 2003 value.

3.0 SITE RECONNAISSANCE

3.1 On-Site Observations

ESSW personnel visited the site on May 13, 2010, to observe current site conditions and adjacent land use. Photographs of selected on-site features are presented in Appendix B. A summary of our findings is presented below.

- The site was observed to consist of a cleared lot of land (Photo 1). The building formerly on-site had been razed. New sidewalks and gutters were in place along the north boundary.
- Two pole transformers were on-site, one near the center of the west boundary and one near the southeast corner of the site (Photo 1). Staining was not noted in association with the transformers.
- A few cans of paint had been discarded on-site but spillage was not noted in association with the cans (Photo 2).
- Evidence of the on-site manufacture, storage, or disposal of hazardous materials was not observed.

3.2 Site Vicinity Observations

The site vicinity generally consisted of residential and public service properties. Properties adjacent to the site consisted of the following:

North:	Undeveloped land
East:	ASPCA administration and Thousand Palms Chamber of Commerce
South:	Safe House of the Desert administrative and residential facility
West:	Residential

Evidence was not observed that the site was adversely affected by activities on properties in the site vicinity.

4.0 HISTORICAL INFORMATION

Information regarding the history of the site was obtained from various sources, as listed in the references section of this report. The results of this research are summarized chronologically in the following table. Footnotes regarding the sources of historical information are provided following the table.

Table 1 – Summary of Historical Site Usage

Date	Source	Discussion
1939	CVWD archives	In 1939, the site appears to be at the northern end of an agricultural field that extends southward to Ramon Road. The field may have been used as a vineyard, based on the east-west orientation of the small rows. The fields appeared to be in poor condition, and may have been out-of-use. No buildings appeared to be on-site or in the immediate vicinity. Trees were present along the edges of the former farm fields.
1958	USGS Topographic map	In 1958, the site is depicted as containing a building (presumably the fire station building, though the map does not provide sufficient detail to discern the style of building present). The site vicinity is depicted as a sparsely developed residential area.
5-24-1974	ESSW aerial photo archive	In 1974, the former fire house building was on-site. A small building (about 10 feet by 10 feet) was located in the yard area south of the building. In the site vicinity, vacant land was to the north, west, and south. The building currently occupied by the ASPCA and Chamber of Commerce was located to the east. Drifting sand dunes were observed, indicating that the former agricultural use of the site had ceased many years earlier. The rows of trees along the edge of the former farm fields were still present.
4-10-1980	ESSW aerial photo archive	In 1980, the site and immediate vicinity appear unchanged.
1981	USGS Topographic map	The 1981 revision of the 1958 USGS map depicts two new buildings along La Canada Way, apparently consisting of the ASPCA building and another building east of the ASPCA building. The vicinity is increasingly developed with residential-sized structures.
2-4-1984	ESSW aerial photo archive	In 1984, the site and immediate vicinity appear unchanged.
6-3-1996	Google Earth	In 1996, a second small building (about 5 feet by 10 feet) appeared to have been installed south of the main building. The rest of the site appeared unchanged. Two new residential structures were present immediately west of the site. Additional homes had been built in the site vicinity. A new school had been constructed ¼ mile northwest of the site.
5-31-2002	Google Earth	In 2002, the site appeared unchanged. Residential development had increased in the site vicinity, but was otherwise unchanged.
Mid-2000's	Bing Maps	In an undated set of aerial photographs of superior quality, the site was observed to be occupied by the former fire station, a single storage building in the southwest portion of the site, and two propane tanks in an enclosure in the southwest part of the site (the tanks were first observed as a building in 1996). Personal vehicles were parked on the north side of the building, the fire trucks were parked in the central part of the building, and the eastern part of the building appeared to be offices or residential areas (based on the doors and windows). An out-door storage area appeared to be east of the building, which also had a gated driveway for vehicle access to the southern half of the site. The driveway did not appear wide enough for a fire truck to drive behind the building. In the site vicinity, the building east of the ASPCA building was observed to be a pressurized water storage tank and groundwater extraction well facility.
6-9-2009	Google Earth	In 2009, the site appeared unchanged. In the vicinity, additional residences were present southwest of the site and in the larger site vicinity and a new commercial building was under construction immediately south of the site. That commercial building was occupied by Safe House of the Desert at the time of the site visit.

Historical information footnotes:

We attempted to obtain historical information from a standard set of resources, including historical aerial photographs, historical USGS topographic maps, Sanborn fire insurance maps, historical street directories, chain-of-title documents, city building permit files, and personnel interview. However, historical information was not obtained from some sources, as follows:

Sanborn Fire Insurance maps: Sanborn maps for the site and vicinity were requested from Track Info Services LLC (aka Environmental FirstSearch or FirstSearch), a firm that specializes in maintaining this type of information. They indicated that Sanborn Fire Insurance maps are not available for the site.

Historical City Directories: Due to the primarily undeveloped and residential development of the vicinity, historical street directories were not requested.

Chain of Title documents: Chain of title documents were not provided by the client, and therefore were not reviewed.

City Building Permits were not requested because the site is located in outside the limits of the nearest city.

County Building Permits were not identified on the TLMA website.

5.0 RECORDS REVIEW

5.1 Agency Database Search Report

A report summarizing the information available from regulatory agencies regarding sites that generate, store, use, and/or have released hazardous materials was obtained from a firm that specializes in maintaining a database of this type of information. The publications reviewed in the database search are referenced in the database report. The search radii used for each list were in accordance with the US EPA AAI and ASTM E-1527-05 guidelines as measured from the center of the property. Significant information obtained in the database search is summarized below.

- The site is not listed in the database report.
- Six sites within the search radii are listed a total of nine times in the database report, but one of the sites does not appear to pose a threat to the site due to the distance, direction, or nature of the issues at that site (such as registered underground storage tanks or hazardous waste generators with no reported problems). The remaining five sites are included in the database for leaking underground storage tanks [LUST] at those locations. However, each of these listings has a status of "Completed – Case Closed" and is not considered an REC for the subject site. Those sites are:
 - **Shell Thousand Palms**, located at 72360 Ramon Road, 0.39 miles southwest of the subject site, had a gasoline leak that affected soil only.
 - **Texaco Inc.**, located at 33100 Monterey, 0.40 miles southeast of the subject site, had a gasoline leak that affected soil only.
 - **Circle K 564**, located at 73010 Ramon Road, 0.40 miles southeast of the subject site, had a gasoline leak that affected the aquifer.
 - **Chevron Station 9-1475**, located at 72276 Ramon Road, 0.43 miles southwest of the subject site, had a gasoline leak that affected soil only.
 - **Sunline Transit Agency**, located at 32505 Harry Oliver Trail, 0.50 miles southwest of the subject site, had a waste oil/motor/hydraulic/lubricating leak, a gasoline leak, and a gasoline/diesel leak that affected soil only.

- The database search report has 26 listings categorized as unmapped, due to vague address listings or the inability of the automated search system to identify the location of the release site. A review of these listings did not identify them to be within the search radii.

The sites identified in the agency database review do not appear to be RECs for the subject site due to the distance, direction, status, or nature of the issue at these sites.

5.2 California EPA, State Water Resources Control Board

The California Environmental Protection Agency [EPA], State Water Resources Control Board [SWRCB] website was accessed to research records on file regarding known problems at the site address. Other than the issues discussed in Section 5.1, the database search found the following results:

- Superior Ready Mix Concrete (T0606501102), located at 72451 Ramon Road, approximately ¼-mile south-southeast of the subject site had a diesel LUST that affected soil. The listing has a status of "Completed – Case Closed" and is not considered an REC for the subject site.
- W R Hawn Property (T0606501097), located at 75550 Varner Road, approximately ½ mile southwest of the subject site had a diesel LUST that affected soil. The listing has a status of "Completed – Case Closed" and is not considered an REC for the subject site.

5.3 California Department of Toxic Substances Control

The California Department of Toxic Substances Control [DTSC] website was accessed to research records on file regarding known problems at the site address or in the site vicinity. Other than the issues discussed in Sections 5.1 and 5.2, the website identified the following issues of concern:

- Suncrete Roof Tile, located at 72310 Varner Road, approximately ½-mile southwest of the subject site had a diesel LUST that affected soil. The listing has a status of "Completed – Case Closed" and is not considered an REC for the subject site.
- Dewey Pest Control, located at 72395 Varner Road, approximately ½-mile southwest of the subject site had a gasoline LUST that affected soil. The listing has a status of "Completed – Case Closed" and is not considered an REC for the subject site.

5.4 Tribal Records

This site is not within ¼-mile of tribal land, and therefore Tribal records for the subject property or adjoining properties were not reviewed.

5.5 Engineering and Institutional Controls

Engineering and Institutional Controls [EICs] (i.e. deed restrictions and restrictive zoning) were not identified for the subject site in the agency database search report. Engineering and Institutional Controls to a radius of ¼-mile were not identified.

5.6 Environmental Cleanup Liens

Recorded Environmental Cleanup Liens [ECLs] on a property are indicators that contamination exists or existed at the site. ECLs are "encumbrances on a property for the recovery of incurred

cleanup costs on the part of a state, tribal, or federal government agency or other third party” (EPA 2006). The former occupant of the site, Captain Gretchen Gonzales of the CAL Fire/Riverside County Thousand Palms Fire Station No. 35, stated that to her knowledge there are no ECLs assigned to the site.

5.7 Munger Oil Maps

The Munger Oil map book was reviewed for information regarding historic oil-well drilling activities near the site. The map book did not depict oil wells having been drilled within 1 mile of the site.

6.0 INTERVIEWS, GENERAL RESEARCH, AND PRIOR REPORTS

6.1 Current Owners/Occupants/Operators

The current owner of the site is the County of Riverside. Ms. Liza Lizarraga, with the Riverside County Employment Development Agency was in charge of the demolition process of the former fire station located on-site. She was contacted regarding her knowledge of the site. She indicated that a former septic system was the only underground features encountered during demolition of the site.

See comments in Section 6.2 regarding usage of the site under County occupation.

6.2 Past Owners/Occupants/Operators

Captain Gretchen Gonzales of the CAL Fire/Riverside County Fire Department, Thousand Palms Station No. 35 (former occupant of the site), was contacted regarding her knowledge of the site’s historical usage. Capt. Gonzales provided the following information:

- The former fire station was in use as a fire station for approximately 50 years.
- Two propane above-ground storage tanks [ASTs] were formerly located on-site which were removed when the fire station moved to its new location.
- There was a septic tank on-site, but Capt. Gonzales was not sure if it was abandoned at the time that the site was razed.
- She stated that the former fire station did not have fuel stored in USTs.
- The only on-site repairs conducted were tire changes, using portable “jacks.” To her knowledge there are no in-ground hydraulic lifts on-site. Other vehicle repairs, such as oil changes and engine work, were conducted off-site at the fleet shop in Indio.
- To her knowledge there are no ECLs assigned to the site.

6.3 Owners/Occupants of Neighboring Properties

The US EPA recommends that interviews with persons on adjoining properties be conducted for properties that are “abandoned.” The subject site was an active fire station until recently. The building on-site has been demolished and the land cleared in preparation for sale of the site. Therefore, the site is not considered to be abandoned and interviews of owners/occupants of neighboring properties were not conducted.

7.0 SUMMARY AND CONCLUSIONS

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [ESSW] for Former Fire Station located at 72-695 La Canada Way in Thousand Palms, California [the site]. We have endeavored to perform this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to or deletions from this practice are described in Sections 1.5 and 1.6 of this report. The purpose of this assessment was to evaluate the site for the presence of Recognized Environmental Conditions [REC] related to the current or past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. This assessment has revealed no evidence of RECs in connection with this property except as discussed in the project summary presented below. Our findings and conclusions are summarized as follows:

1. The site was agricultural land from before 1939, but had been converted into a fire station by 1974. The fire station was removed within the last year or two. Former use of the site for agriculture raises the potential for pesticide residues to be present. However, the primary pesticides of concern (DDT and associated byproducts) were not in widespread use until after World War II. The historical aerial photographs suggested that the farm fields were in poor condition in 1939, and may not have been in use by that time. The sand drifts observed in 1974 suggest the farm fields had been out of use for some time. Therefore, we believe the potential for pesticide residues to be present at concentrations of concern is low, and is not considered an REC for the site.
2. The site was observed to currently consist of cleared land. A few paint cans had been disposed of on-site but spillage was not observed in association with the cans. This debris not considered an REC.
3. Evidence of the on-site manufacture, storage, or disposal of hazardous materials was not observed.
4. Information was received from a fire captain formerly based at the site that underground fuel storage tanks [USTs] were not used at the site. Evidence of these features was not observed during the site visit.
5. The site vicinity consists of primarily residential and public service properties. Evidence was not observed that the site was adversely affected by activities in the site vicinity.
6. The site was not identified in the agency database review. The sites in the site vicinity do not appear to pose a risk to the subject site based on the status of those sites, the distance, or direction from the subject site, or the nature of the issue(s) at those sites.

8.0 RECOMMENDATIONS

RECs were not identified for this site. Therefore, further investigations do not appear warranted.

-oOo-

REFERENCES

Bing Maps, undated on-line aerial photographs accessed Jun 8, 2010.

CAL Fire/Riverside County Thousand Palms Fire Station No. 35, Captain Gretchen Gonzales, telephone interview and email contact, May 27, 2010.

California Department of Toxic Substances Control, 2010, EnviroStor website, <http://www.envirostor.dtsc.ca.gov/public/default.asp>, accessed May 26, 2010.

California Department of Water Resources [DWR], 1964, *Bulletin Number 108 – Coachella Valley Investigation*, July 1964.

California Environmental Protection Agency, 2010, State Water Resources Control Board, <https://geotracker.waterboards.ca.gov/>, website accessed May 26, 2010.

Coachella Valley Water District [CVWD], aerial photograph archives, as listed below:

Date	Source/Flight	Frame	Approximate Scale
1939	Fairchild	Cathedral City	1" = 2,600'

Earth Systems Southwest, aerial photograph archives, as listed below:

Date	Source/Flight	Frame	Approximate Scale
05-24-74	RCFCD	414 & 415	1" = 2,200'
04-10-80	RCFCD	439 & 440	1" = 2,200'
02-04-84	RCFCD	1197	1" = 1,700'

Google Earth, online aerial photographs dated June 3 1996, May 31 2002, and June 9, 2009.

Microsoft Research Maps, topographic map, *Thousand Palms, California, United States*, dated July 1, 1981.

Munger Map Book, 1997, *California - Alaska Oil and Gas Fields*.

_____, Employment Development Agency, Liza Lizarraga, telephone conversation, June 8, 2010.

_____, Transportation and Land Management Agency, Riverside County Land Information Service, 2010, www.tlma.co.riverside.ca.us/gis/gisdevelop.html, website accessed May 26, 2010.

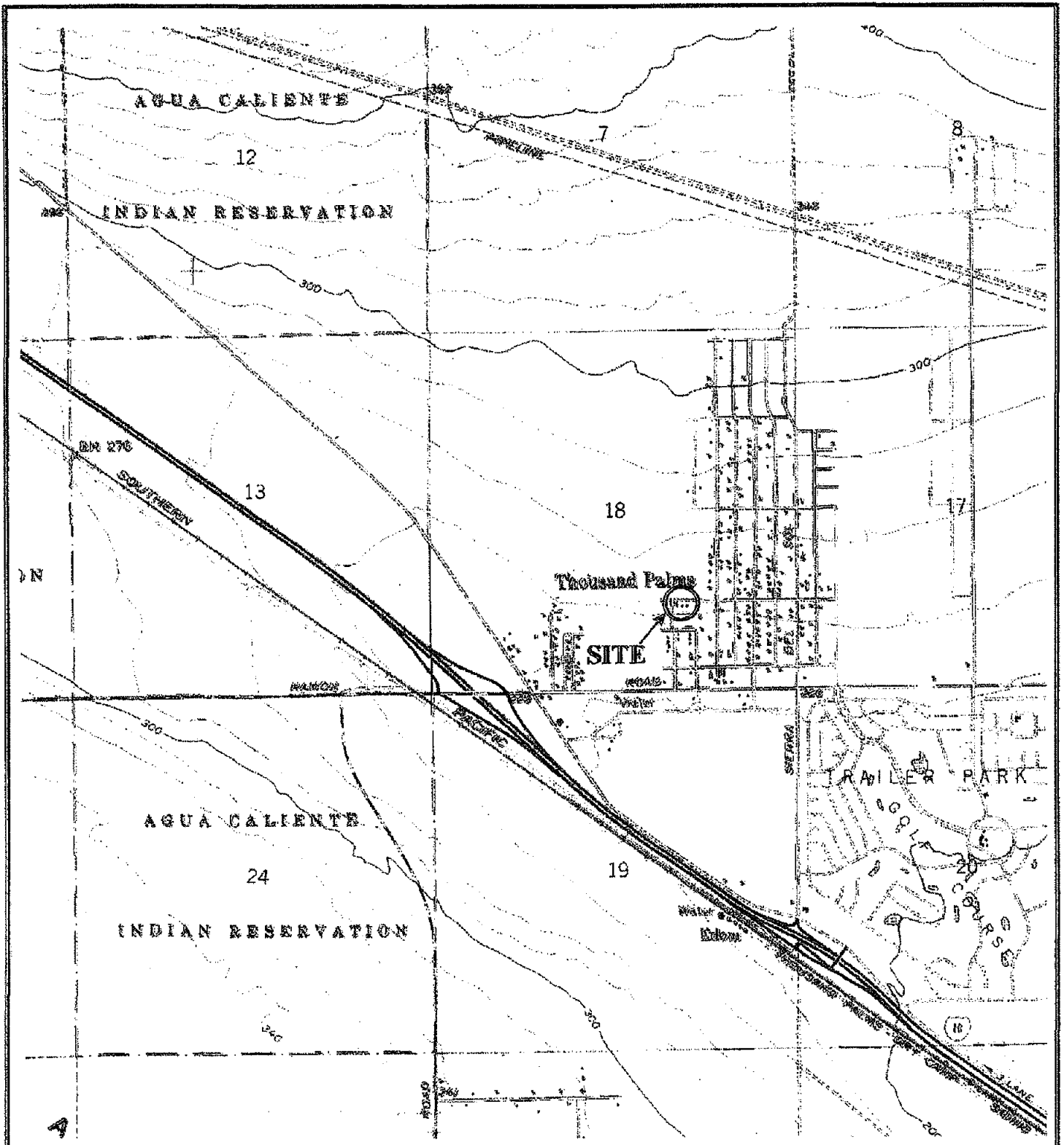
Track Info Services LLC, *Environmental FirstSearch Report*, dated May 26, 2010.

United States Geologic Survey, 7.5 minute *Cathedral City, Calif.* Quadrangle, 1958, photo-revised 1981.

US Department of Environmental Protection, 2005, *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule*, dated November 1, 2005.

APPENDIX A

FIGURES



Base Map: USGS 7.5 Minute Quadrangle Map Cathedral City, Calif., dated 1958, photo-revised 1981.

--- Site Boundary

Scale: 1" = 2,000'

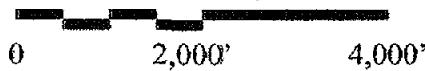


Figure 1
Site Location

72-695 La Canada Way
Thousand Palms, Riverside County, California



Earth Systems
Southwest

Revised 06/16/10

File No.: 11837-01



Reference: Europa Technologies, 2010

LEGEND



Site Boundary

Approximate Scale: 1" = 60'



**Figure 2
Site Layout**

72-695 La Canada Way
Thousand Palms, Riverside County, California



**Earth Systems
Southwest**

Revised 06/16/10

File No.: 11837-01

APPENDIX B
PHOTOGRAPHS

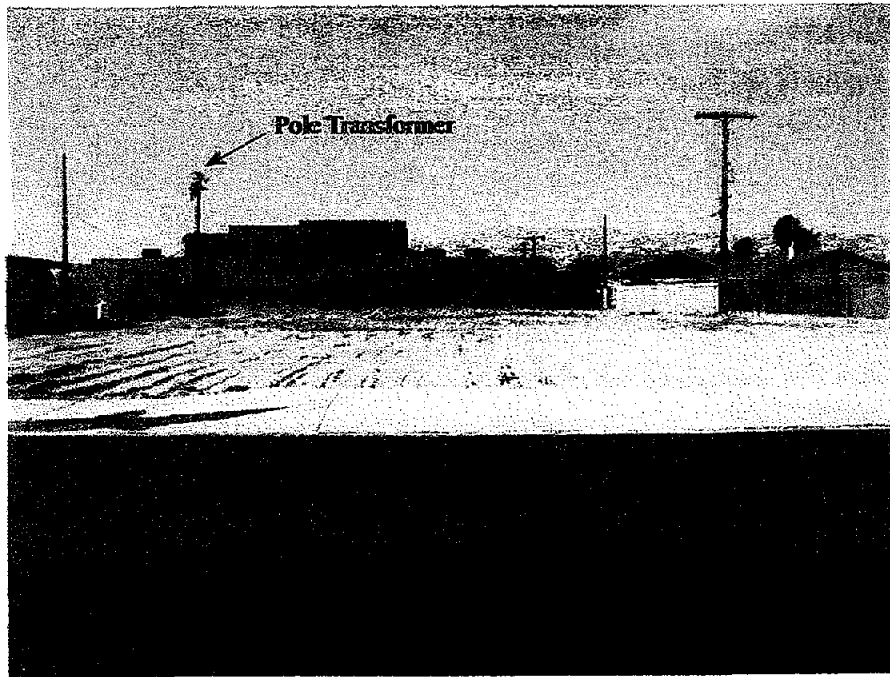


Photo 1. Southerly view of the site. Note pole transformer in southeast corner. La Canada Way in foreground; Safe House of the Desert facility in background.

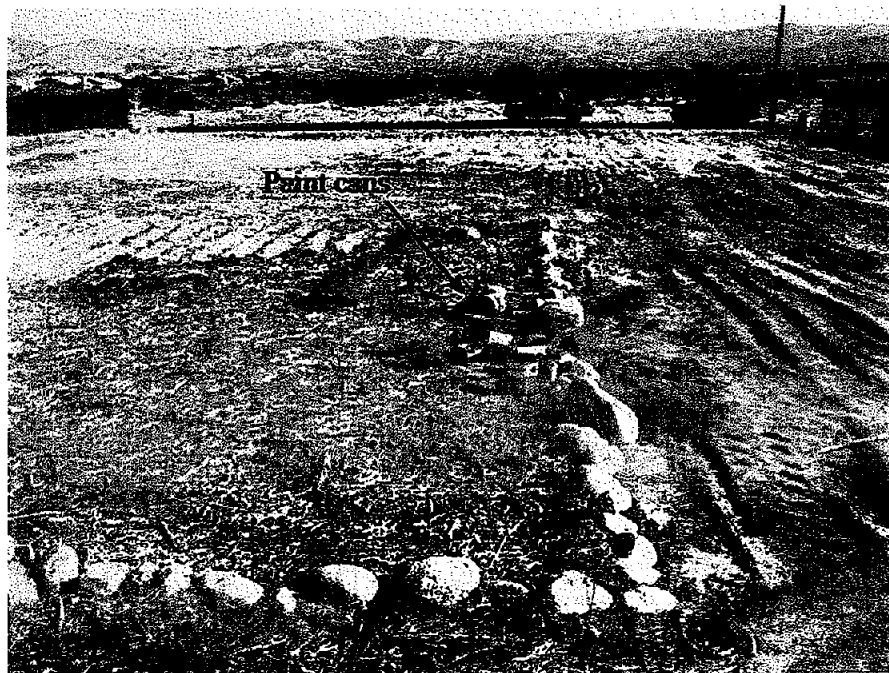


Photo 2. Paint cans disposed on-site. View is to north.



Earth Systems
Southwest

Site Photographs

72-695 La Canada Way
Thousand Palms, Riverside County, California

APPENDIX C
QUALIFICATIONS STATEMENT

EARTH SYSTEMS SOUTHWEST QUALIFICATIONS STATEMENT FOR ENVIRONMENTAL WORK

The principals of the Earth Systems companies have been consulting for an average of over 20 years, and the combined staff numbers nearly 100. Earth Systems' multidisciplinary professional staff has extensive experience with and education in chemistry, geology, geophysics, hydrogeology, mechanical engineering, civil engineering, mapping, soil science, drafting, and surveying. Our senior project and staff professionals include Certified Engineering Geologists, Registered Geologists, Registered Environmental Assessors and Professional Engineers. These professionals are highly qualified, holding an average of two registrations and/or certifications in their area of expertise. To continue to meet our commitment to technical expertise, Earth Systems considers it essential to train our personnel in the latest scientific advancements in assessment and mitigation techniques. This involves continuing education in the form of training seminars, literature reviews, and pertinent conferences to remain abreast of recent developments in this complex and rapidly changing field.

The Environmental Professional [EP] who provided oversight for this project meets the qualifications specified by US EPA AAI and ASTM 1527-05. An EP is defined by US EPA AAI as "a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule)." In addition, an environmental professional must have:

- A state, tribal, or territory-issued certification or license (Professional Engineer or Professional Geologist) and three years of relevant full-time work experience; or
- A Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or
- Ten years of relevant full-time work experience.

The attached resumes describe the credentials of the professionals who performed field, research and/or report preparation work on the project.

Scot A. Stormo, RG, CHG, REA II
Vice President, Associate Geologist/Hydrogeologist

QUALIFICATIONS

Registered Geologist, State of California, 1990 (No. 4826)
Certified Hydrogeologist, State of California, 1995 (No. 204)
California Registered Environmental Assessor (REA II), 2001 (No. 20166)
California Registered Environmental Assessor (REA I), 1990 to 1995 (No. 2356)
EMS-I Training Course, Groundwater Flow and Transport Modeling with GMS, September 2002
OSHA 40-Hour HAZWOPER Course, Hazardous Materials and Site Investigations
(OSHA 29 CFR 1910.120[e]), 1987, 8-hour refresher courses taken annually
Association for Environmental Health and Sciences, March 2002
Short Course: Introduction to Environmental Forensics: Techniques and Applications
National Ground Water Association, 2000
Short Course: Geophysics for Environmental and Groundwater Applications
Princeton Groundwater, 1994
Short Course: Groundwater Pollution and Hydrology
MS, Geology, State University of New York at Stony Brook, 1984
BS, Geology, California Lutheran College, Thousand Oaks, California, 1981

PROFESSIONAL EXPERIENCE

1997 to present	Vice President Earth Systems Southwest, Bermuda Dunes
1991 to 1997	Senior Geologist Dames & Moore, Spokane, Washington and Ontario, California
1989 to 1991	Senior Project Geologist Exceltech, Inc., Irvine, California
1986 to 1989	Staff Geologist Leighton & Associates, Riverside, California
1985 to 1986	Consulting Geologist Epoch Well Logging, Ventura, California

Employed with Earth Systems' Bermuda Dunes office since 1997, Mr. Stormo is manager of our environmental services department. In this capacity, he directs all aspects of our environmental operations including performing water resource evaluations, and conducting investigations into the presence, source, and extent of hazardous materials and contaminants in soil and groundwater. Mr. Stormo has been providing geologic and hydrogeologic consulting services to a wide variety of clients since 1985. His involvement with contaminated sites has included performing numerous investigations related to landfills, leaking underground storage tanks, and properties of industrial, commercial, educational, residential, and agricultural usage. He has also been active in water supply and groundwater protection evaluations, providing advice to water supply organizations, Indian tribes, and governmental agencies. As a registered hydrogeologist, his expertise includes groundwater modeling and groundwater plume evaluations.

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

- Conducts groundwater and surface water supply evaluations involving assessment of both quantity and quality.
- Develops watershed management, monitoring and protection strategies.
- Performs water quality monitoring of both surface water and groundwater resources.
- Conducts preliminary site assessments (Phase I) entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation.
- Performs site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Conducts Preliminary Endangerment Assessments (PEAs) of proposed school sites, including planning and performing the field investigation, evaluating the laboratory data, and preparing the PEA report for DTSC review and approval.
- Designs and implements remediation programs such as groundwater monitoring and sampling; delineation of contaminant plumes; monitoring well installation and developments; in situ and above ground bioremediation systems; vapor extraction and soil venting systems; thermal/catalytic oxidation; and groundwater extraction, air stripping, activated carbon filtration, bioreactors.
- Conducts investigations of surficial contaminants such as lead, cadmium, chromium, zinc, copper and pesticides.
- Directs landfill investigations which include cover analysis and risk assessment.
- Performs risk evaluations and feasibility studies involving calculating mobility and potential impact of subsurface contaminants.
- Evaluates release scenarios using computer modeling and fate and transport simulations.
- Assesses and evaluates potential geologic hazards such as faults, liquefaction, and landslides.
- Provides expert witness and consultation services.

SELECTED MAJOR PROJECT EXPERIENCE

Water Resources Projects

- **Remote Mountain Community.** Mr. Stormo evaluated the long-term use and availability of groundwater for a remote mountain community. Included a review of historic water levels and recharge rates, and identification of preferred drilling locations based on the geology of the site.
- **Proposed Residential Subdivision.** Mr. Stormo provided hydrogeologic expertise on a water availability study for a proposed residential subdivision that will rely on groundwater.
- **FDA Spring Certifications.** Mr. Stormo has provided hydrogeologic expertise for spring certification reports on several properties throughout California in preparation for developing these sites as spring water sources.
- **Proposed "Spring" Site.** Mr. Stormo performed an in-depth evaluation of a reported spring site to identify the nature of the "spring." The physical setting, geochemistry, and soil stratigraphy were evaluated, including the use of geophysical techniques to probe the subsurface. Concluded that the "spring" was not a natural feature.

continued

- **Watershed Evaluation and Management Projects for Indian Tribe.** Mr. Stormo has been the senior consultant and project manager for the development and implementation of two watershed evaluation and management programs. These activities have included: 1) identifying and quantifying wastewater sources in the watershed; 2) gaging stream flows and water quality in the major drainage of the watershed; 3) design of surface water sampling programs and development of Quality Assurance Project Plans; 4) design and installation of monitoring wells to evaluate water quality in the three water-bearing aquifers; and 5) data evaluation and report preparation.
- **Salt Water Intrusion Study.** Mr. Stormo managed the installation of five wells to evaluate the potential for salt water intrusion into the upper aquifer adjacent to the Salton Sea.
- **Water Source Studies.** Mr. Stormo evaluated the chemistry of waters at several sites to identify the source(s) of surface and groundwaters. The evaluations included comparisons of major and trace element geochemistries in on-site and potential off-site water sources. These projects were conducted in support of legal proceedings.

Hazardous Materials Projects

- **Industrial Park Environmental Assessment.** Mr. Stormo was project manager for this assessment which involved research of current and past uses and practices, collection and analysis of soil and groundwater samples, and removal of underground storage tanks. Additionally, the project involved asbestos assessment and abatement, development of an asbestos management plan, and assessment of metallic dust residues.
- **Proposed School Site PEAs.** Mr. Stormo was project manager and lead consultant for several proposed school sites required to go through the PEA process. At each site, he identified the issues warranting further evaluation, selected the investigative methods, negotiated the scope of work with the Department of Toxic Substance Control (DTSC), prepared a work plan, oversaw field sampling activities, reviewed the laboratory data, prepared a PEA report meeting the requirements of the DTSC.
- **Former Above-Ground Storage Tank and Pipeline Facility.** Mr. Stormo managed the environmental investigation of this facility. He evaluated whether the facility contributed contaminants to a regionally extensive groundwater plume emanating from a nearby refinery. This involved differentiating between gasoline and diesel fuel in soil samples, estimating the extent of weathering of the hydrocarbons, and evaluating whether BTEX compounds were migrating upward through the soil as vapors.
- **Law Suit Involving Pre-Existing Contamination.** Mr. Stormo was project manager, principal geologist and expert witness in a law suit involving pre-existing contamination on a former service station property with numerous prior owners, operators and adjacent spills. He evaluated prior remedial activities for appropriateness; evaluated likelihood of upgradient sources; used computer modeling, and fate and transport simulations to evaluate the likelihood of various release scenarios; and, developed cost estimates for clean-up.
- **Groundwater Contamination at Two Landfills.** Mr. Stormo was field manager and chief author of an investigation of the extent of groundwater contamination at two landfills. The project included well installation, aquifer testing, groundwater modeling, risk assessment, and remedial alternatives evaluation.
- **Phase I and II Investigations and Leaking UST's.** Mr. Stormo was involved in numerous investigations related to leaking underground storage tanks and hundreds of environmental site assessments (Phase I Investigations) of industrial, commercial, residential, agricultural,

continued

and vacant properties, with follow-up (Phase II Investigations) of the sites identified as potentially contaminated.

- **Bunker C. Fuel Oil Spill.** Mr. Stormo authored the Vacuum Extraction Pilot Test and the Soil Column Bioventing and Surfactant Flushing Treatability Study pertaining to this site. He performed data analyses and provided geochemical consulting services.
- **Groundwater Contamination Plume Geochemical Evaluation.** Mr. Stormo evaluated the chemistry of a groundwater contamination plume involving solvents. He used an analysis of the relative concentrations of the two primary contaminants to identify three separate plumes with distinctive chemical signatures. He then delineated plume boundaries, mixing zones, and probable source areas.
- **Metal Working Facility Airborne Contaminant Investigation.** Airborne metallic dusts such as lead, cadmium, and chromium were the primary concern at this site. As project manager and principal investigator, Mr. Stormo performed ambient air sampling and surficial dust sampling and analysis, and used the isotopic concentrations of the lead and the ratios of the various metals in the different media, to identify the source of the airborne materials.

PROFESSIONAL AFFILIATIONS

National Ground Water Association
Association of Ground Water Scientists and Engineers
Association for Environmental Health and Sciences

Kirsten L. Murch
Project Geologist

QUALIFICATIONS

B.A. Geology, Archaeology Minor, Smith College 1997
OSHA 40-Hour HAZWOPER Course

PROFESSIONAL EXPERIENCE

2000 to present Earth Systems Southwest, Bermuda Dunes, California
Current Position: Project Geologist

Employed with Earth Systems' Bermuda Dunes office since 2000, Ms. Murch is the project coordinator for the Phase I Environmental Site Assessment projects in our environmental services department. In this capacity, she coordinates all aspects regarding these projects, including fieldwork and report preparation. Ms. Murch also coordinates and conducts site characterizations (Phase II), including fieldwork, data evaluation, and report preparation.

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

- Project manager for, and conducts environmental site assessments (Phase I) according to EPA All Appropriate Inquiry guidelines and entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation.
- Performs site characterizations (Phase II) entailing supervision of subcontractors, subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.

SELECT PROJECT EXPERIENCE

Environmental Consulting Projects

Stream Gauging Study. Ms. Murch participated in a multi-location stream-gauging program being conducted to evaluate water quality of a primary drainage channel as part of a watershed management project. Tasks included the initial design of the stream gauging protocol, selection of equipment, and writing a Standard Operating Procedure manual for stream gauging for review and approval by the US EPA, and conducting the stream gauging activities. Ms. Murch was involved with establishing gauging transects, testing and refining the equipment operations protocols, conducting the stream gauging, data evaluation, quality control oversight, and report preparation.

SELECTED MAJOR PROJECT EXPERIENCE continued

State of California Petroleum Underground Storage Tank (UST) Cleanup Fund. Ms. Murch has assisted clients in interacting with the California UST Fund for reimbursement of costs incurred during investigation and cleanup of leaking petroleum underground storage tanks.

Proposed School Site Preliminary Endangerment Assessments (PEAs) and Supplemental Site Investigations (SSIs). Ms. Murch has conducted and/or assisted in conducting several PEAs and/or SSIs for the Corona-Norco Unified School District (CNUSD), the Desert Sands Unified School District (DSUSD), and the Palo Verde Unified School District (PVUSD) in California in liaison with the Department of Toxic Substances Control (DTSC).

Environmental Site Assessments. Ms. Murch has conducted over three hundred ESAs in the Coachella Valley of California, southeastern California, and high desert areas of southern California.

PROFESSIONAL AFFILIATIONS

Sigma Xi Associate Member

Richard Howe

*Environmental Technician
Bermuda Dunes, California*

Years of Experience: 12

QUALIFICATIONS

Associates Degree of Environmental Sciences and Technology

Clover Park Technical and Vocational College, Lakewood, Washington.

Associates Degree of Liberal Studies, Additional Courses in Geology and Geography

College of the Desert, Palm Desert, California.

Nielsen Environmental Field Sampling

Nielsen Groundwater Sampling and Well Development

Wetlands Training Institute Wetlands, Delineation and Field Practicum

Trimble GPS

ESRI GIS ArcMap

OSHA 80-Hour HAZWOPER Course, Hazardous Materials and Site Investigations with Confined Spaces Entry (29 CFR 1910.120[e], [q][6][ii]), 2001, and (8 CCR 5192[e], [q][6][B]), 2001; with annual refresher courses.

American Indian Underground Storage Tank Inspector, US Environmental Protection Agency; Leaking Underground Storage Tank Detection and Remediation Training.

PROFESSIONAL EXPERIENCE

Present	Engineering and Environmental Technician Earth Systems Southwest, Bermuda Dunes, California
2006 - 2007	Engineering and Environmental Technician Earth Systems Northwest, Spokane Valley, WA and Hayden, ID
2004 - 2006	Environmental Technician Agua Caliente Band of Cahuilla Indians
2002 - 2004	Environmental Site Assessor Earth Systems Southwest
2001 - 2002	Lab Assistant State of California
1999 - 2001	Environmental Technician Earth Systems Southwest

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

Employed with Earth Systems Southwest, Mr. Howe is a staff environmental assessor with our Bermuda Dunes, California office. In this capacity, he assists in investigations into the presence, source, and extent of hazardous materials and contaminants in soil and groundwater. Mr. Howe is the primary research and field technician for our Phase II Additional Investigations and he assists with Environmental Site Assessments. During his professional experience, Mr. Howe has performed numerous environmental site assessments related to landfills, leaking underground storage tanks, and properties of industrial, commercial, residential, and agricultural usage. Additionally, Mr. Howe's professional history includes employment as an environmental technician with the Agua Caliente Band of Cahuilla Indians, where he also conducted Phase I Environmental Assessments, was the certified underground storage tank inspector for tribal lands, and conducted water quality, biological,

and hazardous material use data acquisition for all tribal resources. Mr. Howe has also been employed as a laboratory and field assistant with the California Regional Water Quality Control Board, Colorado River Basin Region, where he acquired a thorough knowledge of field sampling protocols and use of field monitoring devices, laboratory standard operating procedures, and Quality Assurance/Quality Control assurances.

- Assists the Environmental Professional with Environmental Site Assessments, Phase I (ESA), entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation for projects.
- Has performed nearly 100 ESAs of industrial, commercial, residential, agricultural, and vacant properties. An example of such an investigation was for a 120-acre parcel of agricultural land, which had functioned as a vineyard for fifty years. The environmental assessment included the identification of spillage associated with fuel storage tanks, fertilizer tanks, and waste oil containers, the position and condition of septic systems on site, the presence of fertilizer delivery and irrigation systems, cataloguing of materials and oil spills associated with maintenance and repair facilities, identification of pesticides used on site, assessment of pesticide storage area, and identification of asbestos-cement pipe on site. Additional research included personal interviews, State agency database search, and map study pertinent to the site. The resulting report recommended a Phase II Investigation be completed on site to determine the extent of contamination, and to recommend testing for pesticide residue.
- Performed numerous site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Compilation of laboratory Standard Operating Procedures in compliance with CA ELAP certification requirements.
- Conducted a detailed assessment of wastewater treatment conditions in the Whitewater River Watershed.
- Over 100 assessments of soil percolation conditions for onsite waste disposal or storm water management for commercial properties, mobile home parks, and single-family residences.
- Maintained database of the hazardous material and UST/AST sites on the reservation, including correlation of regulatory compliance with other agencies and periodic site inspections.
- Assisted geologist and hydro geologist with research and field studies for special projects, conducted regular monitoring of surface water and groundwater resources on the reservation, and performed project specific water sampling for review and monitoring of water quality conditions.
- Assisted Tribal Planning, Building, and Engineering management personnel with field surveys and assessments of biological concerns, storm water management, illegal dumping, and inter-tribal cooperation relating to local environmental issues.

APPENDIX D
RELIANCE FORM

APPLICATION FOR AUTHORIZATION TO RELY ON ENVIRONMENTAL REPORT

This form serves as an application for third parties to apply for permission to use and rely on the referenced report [Report]. It is the applicant's responsibility to obtain the approval of the original client prior to submitting the form. As a condition of approval for authorization to use and rely on the referenced Report, applicant agrees to waive any conflict of interest arising out of, and applicant will not object to, our representation of our original client; that Earth Systems Southwest's liability for errors and omissions from the Report shall be limited to \$15,000; and Earth Systems Southwest shall have no liability for any other cause or action. Use of this Report without written permission releases Earth Systems Southwest from any liability that may arise from the use of this Report.

Reference: *Report of Environmental Site Assessment, Former Fire Station, APN 650-131-018, 72-695 La Canada Way, Thousand Palms, Riverside County, California, File No. 11837-01, Doc. No. 10-06-716, dated June 8, 2010.*

Original Client: Operation Safe House, Inc., 9685 Hayes Street, Riverside, California 92503, Ms. Kathy McAdara, 951-351-4265

To be completed by Applicant. A processing fee of \$200 made payable to Earth Systems Southwest must accompany application. Submit to Earth Systems Southwest, 79811 Country Club Drive, Indio, California 92203. Signature signifies applicant's acceptance of the use and liability limitations described above, and caveats described below*.

_____	By: _____
(Company Name)	(Print Name)
_____	_____
(Address)	(Signature)
_____	Title: _____
(City, State, Zip)	_____
_____	Date: _____
(Telephone)	(FAX)

Approval of Original Client

By: _____	_____
(Print Name)	(Signature)

For Earth Systems Southwest's use only

_____ Approved for re-use with caveat that findings discussed in Report were based on available information and site conditions as noted at time of Report, but may not be applicable to current site conditions.

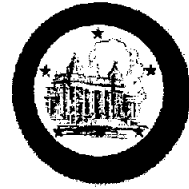
_____ Disapproved (application fee to be refunded).

By: _____	Date: _____
(Earth Systems Southwest)	

*Caveats - Applicant understands and agrees that the referenced Report is a copyrighted document, that Earth Systems Southwest is the copyright owner, and that unauthorized use or copying of the Report is strictly prohibited without the express written permission of Earth Systems Southwest. Applicant understands that Earth Systems Southwest may withhold such permission at its sole discretion, or grant permission upon such terms and conditions as it deems acceptable. Applicant acknowledges that: (1) Earth Systems Southwest did not have an opportunity to evaluate the applicant's relationship to the site; (2) Applicant-specific information can affect the conclusions and recommendations presented in the Report; (3) The Report speaks only to conditions observed on-site at the time of the site visit, and site conditions may have changed since that time; (4) The scope of the Report was limited to the scope defined by our proposal; (4) The shelf life of the Report, as defined by the EPA All Appropriate Inquiry [AAI] guidelines, is six months (the Report expires after six months and should not be relied upon without an update in accordance with the AAI guidelines); and, (5) Earth Systems Southwest maintains its contract with the original client for the Report.

337c

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 11, 2010

SUBJECT: Public Hearing, Adoption of a Mitigated Negative Declaration and Disposition and Development/Affordable Housing Agreement with Operation Safe House, Inc

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a joint Public Hearing with the Board of Supervisors per Health and Safety Code 33431 and 33433;
2. Adopt a Mitigated Negative Declaration for Environmental Assessment No. RDA/CEQA-2010-02 based on the findings incorporated in the Initial Study and the conclusion that the Project will not have a significant impact on the environment;
3. Approve the attached Disposition and Development/Affordable Housing Agreement by and between the Redevelopment Agency and Operation Safe House, Inc;
4. Authorize the Chairman of the Board to execute the attached Agreement; and

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,100,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Redevelopment Low-and Moderate-Income Housing Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 3/11/10
Departmental Concurrence
BY MICHELLE CLACK

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

4.3

RECOMMENDED MOTION: (Continued)

5. Authorize the Executive Director or designee to take all necessary steps to implement this Agreement, including but not limited to, signing subsequent, necessary and relevant documents.

BACKGROUND:

The Redevelopment Agency for the County of Riverside ("Agency") owns approximately .41 acre parcel with Assessor Parcel number 650-131-018 located in the unincorporated community of Thousand Palms ("Site"). The Site includes a recently abandoned fire station. The Agency wishes to enter into a Disposition and Development/Affordable Housing Agreement ("Agreement") by and between the Agency and Operation Safe House, Inc, a California nonprofit public benefit corporation ("Developer") that will include the purchase of the Site by the Developer from the Agency and the development of sixteen affordable rental housing units that will include one manager's unit, ten parking spaces, lighting, fencing and landscaping ("Project"). Additionally, the Agency will provide a loan of \$1,100,000 for the construction of the Project ("Agency Loan") which will include \$400,000 to be used for predevelopment expenses related to the development of the Site ("Predevelopment Loan").

The Project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, Thousand Palms, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be utilized to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling, and job seeking assistance to the residents of the Project.

The total Project budget is \$4,464,224. The sources of funds utilized will be a loan from Department Of Housing & Community Development Emergency Housing & Assistance Program Capital Development (EHAP CD) for \$1,000,000, a loan from HUD Homeless Continuum of Care funds for \$365,000, a loan from the Agency for \$1,100,000, a loan from the Federal Home Loan Bank Affordable Housing Program for \$640,000, and a loan from Department of Housing & Community Development Multifamily Housing Program-Supportive Housing for \$1,359,224.

Notice was given pursuant to Section 33431 and 33433 of the California Health and Safety Code of the Agency's intent to sell the Site and the consideration of the Agreement. Additionally, staff prepared an Initial Study to assess the potential environmental effect of the Project. The Initial Study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance. Notice of the Study and proposed Mitigated Negative Declaration has been published in accordance with the California Environmental Quality Act (CEQA).

The proposed Project will serve households that do not exceed fifty percent (50%) area median income for the County adjusted by family size at the time of occupancy, as defined by California Health and Safety Code Sections 50079.5 and 50105.

Agency Counsel has approved the attached Agreement and Mitigated Negative Declaration as to form. Staff recommends that the Board approve the attached documents.

Initial Study and Environmental Checklist
No. RDA/CEQA-2010-02
(California Code of Regulations, Title 14, Division 6, Chapter 3,
Sections 15000 – 15387 and Appendices A – K)

1. **Project Title:**
Operation Safe House

2. **Lead Agency Name and Address:**
Redevelopment Agency for the County of Riverside
44-199 Monroe Street, Suite B
Indio, CA92201

3. **Contact Person and Phone Number:**
Monica Telles, Development Specialist
Phone: (760) 863-2552

4. **Project Location:**
APN# 650-131-018
Address: 72695 La Canada Way
Thousand Palms, CA 92276
County of Riverside

5. **Project Sponsor's Name and Address:**
Redevelopment Agency for the County of Riverside
44-199 Monroe Street, Suite B
Indio, CA 92201

6. **General Plan Designation:**
MDR-Medium Density Residential

7. **Zoning:**
R1-One Family Dwelling

8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The Disposition and Development Agreement by and between the Redevelopment Agency for the County of Riverside ("Agency") and Operation Safe House, Inc ("Developer") will convey real property from the Agency to Developer for the development of sixteen (16) affordable rental housing units that will include one (1) managers unit, ten (10) parking spaces including six (6) handicap spaces, lighting, fencing and landscaping ("Project").

The Project will be located in the unincorporated community of Thousand Palms with an address of 72695 La Canada Way, Thousand Palms, California 92276, and APN 650-131-018 ("Site"). To the east of the Site is the Chamber of Commerce, to the west is a small multi-housing complex and a single family dwelling, to the north is a vacant parcel and to the south is the existing Operation Safe House of the Desert campus.

The County of Riverside ("County") currently owns the Site that includes a recently abandoned fire station. The fire station will be demolished by the Agency once the Site has been conveyed from the County to the Agency. The Agency will then convey the Site to the Developer for the construction of the Project.

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, Thousand Palms, California, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be utilized to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling and job seeking assistance to the residents of the Project. The design will consist of a soft 1950's modernism style to complement the existing desert modern architecture of the adjacent Safe House of the Desert Administrative Facility.

Buildings will be primarily two story with one story accents. Landscape will be low water use with no lawn. Planting will accent the architectural massing.

Parking will be tuck-under to be sheltered from weather. Perimeter security will be provided with direct access from this property to the existing Safe House. Site lighting will be carefully detailed to light outdoor areas to ensure a safe environment, but to be at a relatively low level to not disturb neighbors. Lot coverage will be approximately 50% of the site for the buildings, 20% for landscaping and 30% for impervious surface for the parking and walk ways.

9. Surrounding Land Uses and Setting: Briefly Describe the Project's Surroundings:

The subject site is located within a mix of residential and commercial buildings in the area of Thousand Palms, CA. The property to the south consists of the existing emergency youth center for 20 children ages 2 to 18 that include administrative offices. A small multi housing complex is located to the west, an existing chamber of commerce is located to the east and vacant land is located to the north of the subject site.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement.)

The proposed project will have to be approved by the Board of Directors of the Redevelopment Agency for the County of Riverside, Board of Supervisors for the County of Riverside, and other ministerial departments.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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IMPACT REPORT is required.

- I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature

Date

Monica Telles
Printed Name

Redevelopment Agency for the County of Riverside
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant impact	No Impact
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Findings of Fact:

- a) There are no designated scenic vistas or significant natural features within or around the vicinity of the Site.
- b) There will be no damages to scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway as there are no designated state scenic highways within the vicinity of the Site nor is it next to a scenic highway.
- c) The Site does not contain resources or unique features such as mature trees or rock outcroppings, and will not degrade the existing visual character. Instead it will improve the visual character of the area.
- d) The Project will not create a new source of substantial light or glare, which would adversely affect day or night time views in the area. There is an existing fire station on the project site that currently creates a larger impact than the proposed project.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County Geographic Information System (Riverside County GIS)
Riverside County General Plan (Riverside County GP)

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact **Less Than Significant with Mitigation Incorporation** **Less Than Significant Impact** **No Impact**

Findings of Fact:

- a) The Project will not cause the conversion of any Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use. In general, the Site has been fully developed and currently used as an existing fire station site.
- b) The Project will not conflict with any existing zoning for agricultural use and is not under a Williamson Act contract.
- c) The Project will not cause changes in the existing environment that could result in conversion of Farmland to non-agricultural uses.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GIS
Riverside County GP

III. **AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The Project is not expected to conflict with or obstruct implementation of the applicable air quality plan.
- b) The Project is not expected to violate any air quality standard or contribute substantially to an existing projected air quality violation.
- c) The Project could temporarily create blow sand and fugitive dust. This can be a maintenance concern because blow sand and fugitive dust act as an abrasive on metal, glass and wood surfaces. It is expected that during construction minimal grading will be required but may create a slight increase in airborne particulate matter.
- d) The Project is not expected to expose sensitive receptor to substantial pollutant concentrations.
- e) The Project is not expected to create objectionable odors as a result of the development and operation of the Project.

Mitigation: During construction all disturbed areas shall be stabilized to prevent windborne particulate pollution. Compliance with South Coast Air Quality Management District (SCAQMD) 2002 Coachella Valley PM-10 State Implementation Plan and Riverside County dust control regulations, restricting grading to areas designated on the Project Site disturbance plan and compliance with Riverside County Ordinance No. 457.

Monitoring: Monitoring provided by Riverside County Building and Safety Department.

Source(s): SCAQMD's Coachella Valley PM State Implementation Plan
Riverside County Ordinance 457

IV. BIOLOGICAL RESOURCES -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery | | | | |

ISSUES

Potentially Significant Impact **Less Than Significant with Mitigation Incorporation** **Less Than Significant Impact** **No Impact**

sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

- a) The Site will not pose a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulation or by the California Department of Fish and Game or Us Fish and Wildlife Services. The site is located outside the Coachella Valley Multiple Species Habitat Conservation Plan
- b) No riparian habitat exists on the Site or near the surrounding area. Urbanization has replaced native vegetation with non-native grasses, hedges, and trees. Existing vegetation serves as habitat for local common species that will likely be relocated subsequent to implementation of the Project. Implementation of the Project will not affect any riparian habitat or other sensitive habitats. The site is located outside the Coachella Valley Multiple Species Habitat Conservation Plan.
- c) There are no water elements or wetland habitats on the Site or within the surrounding area. Implementation and operation of the Project will not affect wetland habitats that may exist upstream or downstream of the proposal. The site is located outside the Coachella Valley Multiple Species Habitat Conservation Plan.
- d) The Project site is not designated nor considered potentially valuable as wildlife dispersals, migration corridors, or a wildlife nursery site as it is entirely surrounded by urban built up land. The site is located outside the Coachella Valley Multiple Species Habitat Conservation Plan
- e) No local preservation or conservation plans or policies have been identified as applicable to the Site. The site is located outside the Coachella Valley Multiple Species Habitat Conservation Plan
- f) The Site is not within a habitat, natural community, or other approved local, regional, or state habitat conservation plan.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County's Multi-Species Habitat Conservation Plan

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

- a) There are no unique or historical resources known to exist on the Site.
- b) There is no evidence suggesting the Site will be a source of or contain any potentially significant archeological resources. Furthermore, previous construction has already disturbed the ground soil.
- c) There is no evidence suggesting the Site will directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d) It is unlikely the Site will contain any human remains, including those interred outside of formal cemeteries in view of previous construction.

Mitigation: None required

Monitoring: None required

Source(s): Riverside County EIR
 Riverside County GIS
 Riverside County GP

VI. GEOLOGY AND SOILS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

- a(i) The San Andreas fault line is located approximately 2 miles from the project location. The Coachella segment of the San Andres fault is the least likely to fail in the next 30 years (22% likelihood of rupturing).
- a(ii) The Project Site is located within Seismic Zone 4. Strong ground shaking is the geologic hazard that has the greatest potential to severely impact the Project Site. Structures build on the project site will be constructed in accordance with the 2001 Uniform Building Code. Structural development will include foundations, slab-on-grade, retaining walls, mitigation of soil corrosivity on concrete, seismic design criteria and pavement constructed per recommendations detailed in the geotechnical report.
- a(iii) Typically in this area, the soils encountered at points of exploration can include liquefaction vulnerable sands. However, groundwater is generally found to be in excess of 100 feet from the area and liquefaction is typically limited to the upper 50 feet of the subsurface soils. It is not expected that liquefaction would be an issue.
- a(iv) The Site is not affected by landslides or rock falls since the Site is leveled and not adjacent to any cliffs, boulders, or slopes.
- b) During construction, there is no potential for substantial soil erosion or the loss of topsoil.
- c) The Site is not known to be located on a geologic unit or soil that is unstable as it has been subjected to previous construction.
- d) The Site is not characterized by any expansive soils that would be considered environmentally significant. The potential for encountering previously unidentified expansive solids is considered unlikely given previous construction.
- e) The Project will not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. The existing facility is currently connected to public water and sewer.

Mitigation: The Site will be subject to ground movement in the event of a major earthquake with less than a significant impact. The County of Riverside will review and approve of all plans associated with the Project. The facilities will be constructed to meet and or exceed the most current seismic criteria set forth by the Uniform Building Code. The proposed facilities will be designed and built to ensure the structural integrity of the structure and allow the occupants to safely evacuate the structure in the event of an earthquake. Adherence to State and local seismic standards in the design and construction of structure on the Site will ensure that the potential impacts due to seismic events are less than significant impacts.

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Monitoring: Riverside County Transportation Land Management Agency will confirm that the buildings are constructed to local building codes.

Source(s): Riverside County EIR
 Riverside County GIS
 Riverside County GP
 San Andreas Fault Map

VII. HAZARDS AND HAZARDOUS MATERIALS--

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The Project will not include elements or aspects that will create or otherwise emit any health hazard or potential health hazard.
- d) The Site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
- e) The Site is not located within an airport influence area boundary otherwise affected by airport issues.
- f) The Site is not located within the vicinity of a private airstrip.
- g) The Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The Site is not adjacent or within wildland fires.

Mitigation: None required.

Monitoring: None required

Source(s): Riverside County GIS
Riverside County GP

VIII. HYDROLOGY AND WATER QUALITY --

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, | | | | |

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The Project is not expected to violate any water quality standards or waste discharge requirements
- b) The Project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) There are no open bodies of water or drainage patterns currently existing on the Site.
- d) There are no significant natural watercourses existing on the Site or within the vicinity.
- e) The Project will not create or contribute runoff water, which would exceed the capacity of existing and planned storm water drainage systems.
- f) The Project will not substantially degrade wastewater quality as it will utilize existing sewer and storm water collection and disposal facilities.
- g) The Project Site is subject to shallow flooding and is designated at Zone OA, depth three feet on Federal Insurance Rate Maps. The Project will place housing on the 100 year flood hazard area, as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. However, structures will be protected through project design. Additionally, all plans will be submitted and subject to approval by the Coachella Valley Water District and the Transportation Land Management Agency.
- h) Please see item g above,
- i) The Project is not expected to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j) The Site is not located near any bodies of water or water storage facility that would be considered susceptible to inundation.

Mitigation: The Project will be consistent with the Riverside County GP policies and will be submitted to the Coachella Valley Water District for review to ensure there is not a significant depletion of groundwater resources. Any runoff water will be conveyed via manmade drainage structures, ultimately draining to offsite natural watersheds with little or no impact on quantities of offsite surface waters.

Monitoring: Coachella Valley Water District, Riverside County Transportation Land Management Agency

Source(s): Riverside County EIR
 Riverside County GIS
 Riverside County GP

IX. LAND USE AND PLANNING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan | | | | |

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Findings of Fact:

a) The Proposed Project is not expected to physically divide an established community, it is an extension of an existing shelter currently operating successfully.

b) The Project Site will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The proposed project will be developed in compliance with County Zoning and General Plan regulations.

c) There are no existing or proposed conservation plans that would affect the Site.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GIS
Riverside County GP

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Findings of Fact:

a) There are no known mineral resources on the Site that would be of value to the region and the residents of the State.

b) The Site is not designated as a mineral resource zone nor does it contain potential mineral resources.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GP

XI. NOISE. -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) Due to its size, the Project is not anticipated to generate noise levels in excess of that allowed by existing County ordinances, in compliance with the Riverside County GP, nor to impact any sensitive noise receptors.
- b) The Project will not include elements or aspects considered to be sources of ground borne noise or vibration because no blasting or use of explosives will be needed or used.
- c) There will be no substantial permanent increase in ambient noise levels with the Project. Under the General Plan, residential land uses will have exterior noise contour of 60Dba or less.
- d) Noise increases from the Project will be generated during demolition, grading and construction activities. These activities will be short term and will be subject to the construction activity restrictions applied by the Riverside County Building and Safety Department on all such projects (days and hours of operation, equipment maintenance, etc.). These temporary increases in noise levels from Project construction activity are expected to be less than significant with mitigation incorporation. Furthermore, prior to the recent relocation of the fire station there was an audible siren range as well as other routine sounds such as radios and bells.
- e) The Site is not located within an adopted airport land use area.
- f) The Site is not located within the vicinity of a private airstrip.

Mitigation: Construction of the Project will not likely increase noise levels beyond those currently present, however, the developer will be required to comply with the provisions of *Ordinance No. 457.98* regulating construction activities as follows:

- 1-The project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
- 2-The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the west of the site.
- 3-The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the west of the site during all project construction.
- 4-All construction, maintenance, or demolition activities within the County's boundary shall be limited to the hours of 6:00 a.m. to 8:00 p.m., Monday through Saturday, and from 10:00 a.m. to 6:00 p.m. on Sundays and federal holidays.

Monitoring: Riverside County Transportation Land Management Agency, Riverside County Environmental Health

Source(s): Noise Impact Analysis by LSA Associates, Inc. 12/2008
Riverside County GIS
Riverside County GP

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

a) A substantial population growth in the area is not expected as a result of the Project. The Site was previously used as fire station and provided six beds for firemen. The proposed Project will provide a total of 16 units that will include 6 permanent supportive housing units, 9 transitional living units and 1 manager unit. Therefore, the Project will not produce a substantial increase in population growth.

b) The proposed project will not displace any existing housing or necessitate the construction of replacement housing elsewhere. A larger facility has been constructed to accommodate the smaller fire station and staff.

c) Please refer to Item b) above.

Mitigation: None Required.

Monitoring: None required.

Source(s):

XIII. PUBLIC SERVICES

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Proposed Project is not expected to create a substantial impact on government facilities or the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Fire) The Proposed Project is not expected to create a substantial impact on fire service. The Proposed Project will provide the majority of its services and temporary housing to youth.

Police) The Proposed Project is not expected to create a substantial impact on police protection. The Proposed Project is not expected to contribute to an increase in population.

Schools) The Proposed Project is not expected to create a substantial impact on school capacity. The Proposed Project is not expected to contribute to an increase in population.

Parks) The Proposed Project will not result in a substantial increase in population generating the need for additional neighborhood parks.

Other public facilities) Any impacts created by the Proposed Project will be addressed and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GP

XIV. RECREATON

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Findings of Fact:

a) The Project is not expected to add a substantial population growth to the area.

b) The proposed Project is an extension of an existing transitional housing facility. As such, the existing campus will offer educational and life skill services, training, drug abuse prevention counseling and other counseling opportunities.

Mitigation: None required.

Monitoring: None required.

Source(s):

XV. TRANSPORTATION/TRAFFIC – Would the project:

ISSUES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) It is expected that the less than significant increase in population will contribute to a slight increase in traffic however, the public streets will accommodate the additional traffic created by the Project. Ample parking will also be developed.
- b) The Project is not expected to exceed a level of service established by the County congestion management plan.
- c) There will be no direct or indirect effect on air traffic patterns.
- d) The Project will be designed in compliance with all local, state, and federal safety standards. The Site is not adjacent to any potential incompatible uses.
- e) The Project will be designed in compliance with all local, state, and federal code requirements.
- f) The Project will include provision of parking in compliance with code requirements.
- g) There is no conflict with adopted transportation.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GP

XVI. UTILITIES AND SERVICE SYSTEMS --

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Findings of Fact:

- a) The Project shall not exceed wastewater requirements of the Regional Water Quality Control Board.
- b) Existing utilities and service systems are considered adequate to serve the Project.
- c) The Project will not require the construction of new water or wastewater treatments facilities or expansion of existing facilities.
- d) The Project will be required to comply with all applicable statutes, ordinances, and regulations.
- e) The Project will not result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- f) The landfill that will serve the Project is considered to have the capacity to accommodate the Project's waste disposal needs. The amount of solid waste associated with the Project is very small when compared against the build-out of the General Plan.
- g) The Project will be required to comply with all applicable statutes, ordinances, and regulations.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County GP

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ISSUES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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current projects, and the effects of probable future projects)?

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Findings of Fact:

- a) There are no known significant biological or cultural resources on the Site; therefore, the Project will have less than a significant impact on the quality of biological resources, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) No significant or potentially significant long-term environmental effects of the Project have been identified.
- c) As supported by the preceding environmental evaluation, the Project will not result in substantial adverse effects on human beings.

Mitigation: None required.

Monitoring: None required.

Source(s): Riverside County EIR
Riverside County GP

XVIII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

MITIGATED NEGATIVE DECLARATION

Project Title:
Operation Safe House

EA Number:
RDA/CEQA-2010-02

Project Applicant:
Redevelopment Agency for the County of Riverside

Telephone Number:
(760) 863-2552

Project Location:

The property is located in the unincorporated community of Thousand Palms with an address of 72695 La Canada Way, Thousand Palms, California 92276 and APN 650-131-018.

Project Description:

The Project will be located in the unincorporated community of Thousand Palms with an address of 72695 La Canada Way, Thousand Palms, California 92276, and APN 650-131-018 ("Site"). The Project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, Thousand Palms, California, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be utilized to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling and job seeking assistance to the residents of the Project. The design will consist of a soft 1950's modernism style to complement the existing desert modern architecture of the adjacent Safe House of the Desert Administrative Facility.

Buildings will be primarily two story with one story accents. Landscape will be low water use with no lawn. Planting will accent the architectural massing. Parking will be tuck-under to be sheltered from weather. Perimeter security will be provided with direct access from this property to the existing Safe House. Site lighting will be carefully detailed to light outdoor areas to ensure a safe environment, but to be at a relatively low level to not disturb neighbors. Lot coverage will be approximately 50% of the site for the buildings, 20% for landscaping and 30% for impervious surface for the parking and walk ways

FINDING

The Redevelopment Agency for the County of Riverside has reviewed the above project in accordance with the California Environmental Quality Act (CEQA), and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study have been added to the project and are hereby made part of this Mitigated Negative Declaration.

This determination is based upon an Initial Study. The Initial Study is available for review during normal business hours (8:00 a.m. to 5:00 p.m. Monday thru Friday) at the Riverside County Economic Development Agency, 44-199 Monroe Street, Suite B, Indio, CA 92201 Telephone (760) 863-2552.

Prepared By: _____
Monica Telles, Development Specialist

Date: _____

NOTICE

The public is invited to comment on the Mitigated Negative Declaration. All written comments regarding the Mitigated Negative Declaration must be received by no later than **4pm on March 22, 2010** at the Economic Development Agency. Thereafter, comments can be submitted to the Clerk of the Board of the Directors prior to or during public hearing at **9am on March 23, 2010**. The appropriateness and adoption of the Mitigated Negative Declaration is considered at the time of project approval in light of comments received.

Adopted by: _____
Marion Ashley, Chairman Board of Directors

Date: _____

- County of Riverside Board of Supervisors
- Board of Directors of the Redevelopment Agency for the County of Riverside

NOTICE OF DETERMINATION

TO:

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM:

Redevelopment Agency for the County of
Riverside
44-199 Monroe Street, Suite B
Indio, CA 92201

County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
Central Mail Stop #1420

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Operation Safe House (RDA/CEQA-2010-02)

<u>N/A</u>	<u>Monica Telles</u>	<u>(760) 863-2552</u>
State Clearinghouse No. (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone

Project Location (include county):

The property is located in the unincorporated community of Thousand Palms with an address of 72695 La Canada Way, Thousand Palms, California 92276, and APN 650-131-018

Project Description:

The Project is an expansion to the existing Operation Safe House of the Desert facility located at 72710 E. Lynn Street, Thousand Palms, California, which the Developer currently owns and operates. The Project will produce living quarters and the existing campus facility will be utilized to provide the educational and life skill services, training, drug abuse prevention counseling, individual and group counseling and job seeking assistance to the residents of the Project. The design will consist of a soft 1950's modernism style to complement the existing desert modern architecture of the adjacent Safe House of the Desert Administrative Facility.

Buildings will be primarily two story with one story accents. Landscape will be low water use with no lawn. Planting will accent the architectural massing. Parking will be tuck-under to be sheltered from weather. Perimeter security will be provided with direct access from this property to the existing Safe House. Site lighting will be carefully detailed to light outdoor areas to ensure a safe environment, but to be at a relatively low level to not disturb neighbors. Lot coverage will be approximately 50% of the site for the buildings, 20% for landscaping and 30% for impervious surface for the parking and walk ways

This is to advise that the Board of Directors of the Redevelopment Agency for the County of Riverside has approved the described Project with approval effective on March 23, 2010 and has made the following determinations regarding the above described project:

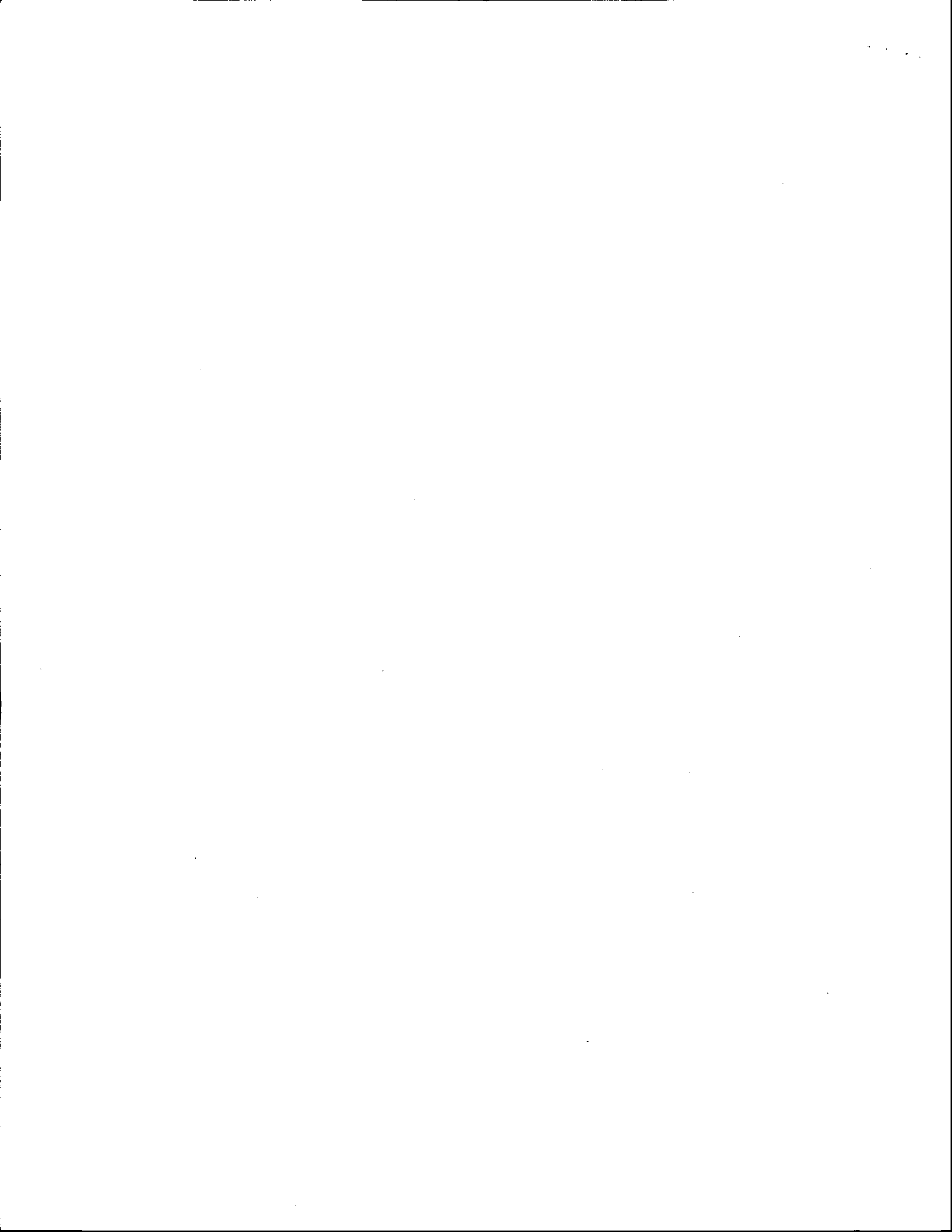
1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [were were not] made a condition of the approval of the project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.

This is to certify that the [Negative Declaration Mitigated Negative Declaration Final EIR] with comments and responses and record of project approval is available to the General Public at the:

Riverside County Economic Development Agency, 44-199 Monroe Street, Suite B, Indio CA 92201

Marion Ashley, Chairman Board of Directors

Date



COMBINED NOTICE TO PUBLIC OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

April 21, 2011

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS: The purpose of this notice is to identify two (2) separate but related actions to be taken by the County of Riverside:

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

On or about **May 24, 2011**, the County of Riverside Board of Supervisors will request the U.S. Department of Housing and Urban Development (HUD) to release federal funds under the Community Development Block Grant (CDBG) program for the following project:

PROJECT NAME: Operation Safe House of the Desert-Phase II

FUNDING: US Department of Housing and Urban Development Supportive Housing Program-\$365,000 Total Project Cost: \$4,464,224.00

PURPOSE: Operation Safe House, Inc. will use a loan from the US Department of Housing and Urban Development Supportive Housing Program to develop sixteen affordable rental housing units that will include one manager's unit, ten parking spaces, lighting, fencing and landscaping on a .41 acre parcel in the community of Thousand Palms. The project is an expansion to the existing Operation Safe House of the Desert facility, which will provide educational and life skill services, training, drug abuse prevention counseling, individual and group counseling, and job seeking assistance to the residents of the project.

LOCATION: 72695 La Canada Way, Thousand Palms, CA 92276; APN# 650-131-018

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

The reason for such decision not to prepare such statement is as follows: the County of Riverside prepared and approved an Environmental Assessment (in accordance with 24 CFR 58.36) dated April 21, 2011. The Environmental Assessment was conducted, and the potential impacts and alternatives evaluated, through consultation with appropriate resources. Based upon the findings, the County of Riverside has determined that the project is not an action that will result in a significant impact on the quality of the human environment.

An environmental review record respecting the above-listed project has been made by the County of Riverside which documents the environmental review of the project and more fully sets forth the reason why such statement is not required. Starting Thursday, **May 5, 2011**, the environmental review record will be on file at the Economic Development Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, CA 92501, and is available, upon request, for public examination or copying, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday. **No further environmental review of such project is proposed to be conducted prior to the Request for Release of Federal Funds.**

All interested agencies, groups, and persons disagreeing with this decision and wishing to comment on the project are invited to submit written comments for consideration by the County of Riverside to: Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501. The public is advised to specify which "notice" their comment address. Written comments should be received at the above address on or before 5:00 PM on **May 23, 2011**. All such comments so received will be considered, and the County will not request the release of federal funds or take any administrative action on the above-listed project prior to HUD's written authorization to use those funds.

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

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