

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

829



FROM: Economic Development Agency

SUBMITTAL DATE:
December 23, 2013

SUBJECT: Finding of No Significant Impact on the Environment for Paseo De Los Heroes III in the Unincorporated Community of Mecca, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for Paseo De Los Heroes III, and conclude that the project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds (RROF); and,

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

NOV 27 10 51 AM '13

Prev. Agn. Ref.: N/A

District: 4/4

Agenda Number:

3-12

FORM APPROVED COUNTY CLERK
BY: JHALAR BROWN
12/17/13
Departmental Concurrence

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

Economic Development Agency

FORM 11: Finding of No Significant Impact on the Environment for Paseo De Los Heroes III in the Unincorporated Community of Mecca, District 4, [\$0]

DATE: December 23, 2013

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Recommended Motion (Continued):

3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND:

Summary

The Coachella Valley Housing Coalition (CVHC), a nonprofit public benefit corporation, affordable housing developer and certified Community Housing Development Organization (CHDO), is applying to the County of Riverside for a commitment of HOME Investment Partnerships Program funds (HOME funds) in the amount of \$600,000 for the development of an 81 unit multi-family housing complex located on a 10 acre parcel for low and very low-income families in the unincorporated community of Mecca. The proposed project is located on a 10 acre lot located on Avenue 64 east of Lincoln Street. The project will consist of 16-two bedroom units, 53-three bedroom units, and 11-four bedroom units. One three bedroom unit will be set aside as the manager's unit. All units will be equipped with energy star appliances, which include refrigerators, stoves, dishwashers and washers/dryers. Each unit will also be equipped with a one car garage and an additional space for parking. Proposed project amenities include a 5,113 square foot community center, computer lab, fitness center, large tot-lot, sports court and a walking path. Tenant services will be provided on-site which will include an after school program, computer classes, ESL classes, nutrition classes and home ownership counseling.

A total of 11 units will be designated as HOME-assisted units limited to households whose income is below 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the recordation of the Notice of Completion.

The Riverside County Economic Development Agency (EDA) has completed applicable environmental review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to the National Environmental Policy Act (NEPA) and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed project would not have a significant effect on the environment. Publishing requirements have been satisfied in accordance with 24 CFR 58.43 and 58.45. On December 15, 2013, a Notice to Public of a Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds (Public Notice) was published in connection with the project. Please note, in the interest of being fiscally responsible, the attached Public Notice served dual purposes satisfying the environmental review noticing requirements for two separate projects, (1) the project which is the subject of this Form 11 (Paseo Del Los Heroes III), and (2) Vista Montana Phase II Apartments.

The estimated total development cost for the project is \$21,292,861. In addition to the HOME funds, other funding for the project will include a \$2,000,000 loan guarantee from the United States Department of Agriculture's Guaranteed Rural Rental Housing Loan Program; \$17,542,861 in Tax Credit Equity; \$800,000 from the Federal Home Loan Bank's Affordable Housing Program; \$250,000 Deferred Developer Fee and \$100,000 in General Partnership Equity.

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

(Continued)

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

Economic Development Agency

FORM 11: Finding of No Significant Impact on the Environment for Paseo De Los Heroes III in the Unincorporated Community of Mecca, District 4, [\$0]

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(Continued)

Impact on Residents and Businesses

The proposed project will have a positive impact on local residents and businesses. The construction of the 81 unit multi-family housing complex will create jobs and provide affordable housing for residents.

Attachment:

Environmental Assessment
Request for Release of Funds
Public Notices



U.S. Department of Housing
and Urban Development
Los Angeles Field Office
611 W. 6th Street
Los Angeles, CA 90017

Environmental Assessment for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004
[Previously recommended EA formats are obsolete].

Project Identification: Paseo De Los Heroes III

Preparer: Stephanie Adams, Housing Specialist III

Responsible Entity: County of Riverside

Month/Year: January- 2014

Environmental Assessment

Responsible Entity: Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

Certifying Officer: Chairman Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

Project Name: Paseo De Los Heroes III

Project Location: The proposed project is located on a 10 acre parcel located on Avenue 64 east of Lincoln Street, Assessor Parcel Number 727-030-041.

Estimated total project cost: \$21,292,861

Grant Recipient: Coachella Valley Housing Coalition

[24 CFR 58.2(a)(5)]

Recipient Address: 45-701 Monroe Street, #G, Indio, CA 92201

Project Representative: Maryann Ybarra

Telephone Number: (760) 347-3157

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]
See Recommended Mitigation Measures as listed on Page 11.

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: Stephanie Adams **Date:** 12-11-13

Name/Title/Agency: Stephanie Adams, Housing Specialist III, Economic Development Agency

RE Approving Official Signature: _____ **Date:** _____

Name/Title/ Agency: Chairman Riverside County Board of Supervisors

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

The Coachella Valley Housing Coalition (CVHC), a non-profit public benefit corporation, affordable housing developer and certified Community Housing Development Organization (CHDO), is proposing to use \$600,000 in HOME funds for the development and construction of an 81-unit multi-family housing complex in the unincorporated community of Mecca.

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

The project will be comprised of 16 two-bedroom, 54-three bedroom units and 11-four bedroom units. Project amenities include a 5,113 square foot community center, computer lab, fitness center, large tot-lot, sports court and a walking path. Project services include an after school program, computer classes, ESL classes, nutrition classes and home ownership counseling.

The estimated total development cost for the project is \$21,292,861. In addition to the HOME funds, other funding will include a \$2,000,000 loan from the United States Department of Agriculture's Guaranteed Rural Rental Housing Loan Program, \$17,542,861 in Tax Credit Equity; \$800,000 from the Affordable Housing Program; \$250,000 Deferred Developer Fee and \$100,000 in General Partnership Equity.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Project is generally located on 64th Street east of Lincoln in the unincorporated community of Mecca in the County of Riverside. The site location is surrounded by vacant land to the north, single family residential community to the south, mobile home complex to the west and vacant land to the east.

The trends of the substandard housing conditions in the immediate area do not appear to improve unless new units are built. The demand for affordable housing continues to grow. Constructing new units at the site would be beneficial for the surrounding area.

STATUTORY WORKSHEET

Use this worksheet only for projects that are Categorically Excluded per 24 CFR Section 58.35(a).
(Note: Compliance with the laws and statutes listed at 24 CFR §58.6 must also be documented).

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

Project Name: Paseo De Los Heroes III

DIRECTIONS - Write "A" in the Status Column when the proposal, by its scope and nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data.

Factors	Status (A/B)	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	A	The proposed Project is not expected to have an adverse impact on any historic, architectural or cultural resource provided that proper implementation of the mitigation program occurs, Riverside Co. Environmental Assessment Report and Phase I Archaeological Assessment (RM Environmental Inc., dated May 25, 2012). A Historical Verification Report was submitted to State Historic Preservation Office (SHPO) and the 30-day SHPO review period ended on December 19, 2013. Tribal consultation letters were sent out on October 9, 2013 with the review

		<p>period ending on November 14, 2013. The developer is required to have an approved Native American Cultural Resource Monitor on site for any ground disturbances, per the request of the Agua Caliente Band of Cahuilla Indians. If buried cultural materials are discovered during grading and/or other construction activities, all work in that area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds. Monitoring of project shall be provided by County Geologist as referenced in the Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011.</p> <p><i>Source:</i> Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011</p> <p>Notification from Agua Caliente Band of Cahuilla Indians, dated October 14, 2013</p>
<p>Floodplain Management [24 CFR 55, Executive Order 11988]</p>	A	<p>The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain. The property is located in Zone D on the Federal Flood Insurance Rate Maps, FEMA Map No. 06065C2950G. Zone D is defined as an area of undetermined but possible risk of flood hazard. Riverside County Planning is requiring mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The project will have on-site retention basin of the incremental increase of runoff from the 100-year storm. Developer must comply with all Water Quality Management Plan (WQMP) requirements.</p> <p><i>Source:</i> (FEMA Map No. 06065C2950G, Riverside County Conditions of Approval) Riverside County CEQA Environmental Assessment #42414 July 18, 2011</p>
<p>Wetlands Protection [Executive Order 11990]</p>	A	<p>The Project is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Army Corps of Engineers. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands.</p> <p><i>Source:</i> http://www.fws.gov/wetlands/Wetlands-Mapper.html</p>
<p>Coastal Zone Management Act [Sections 307(c),(d)]</p>	A	<p>There are no Coastal Zones within the County of Riverside.</p> <p><i>Source:</i> Staff Review – October, 2013</p>
<p>Sole Source Aquifers [40 CFR 149]</p>	A	<p>The project is not located within a United States (US) Environmental Protection Agency (EPA)-designated sole source aquifer watershed area per EPA Ground Water Office.</p> <p><i>Source:</i> http://www.epa.gov/safewater/sourcewater/pubs/grq_ssamap_req_9.pdf</p>
<p>Endangered Species Act [50 CFR 402]</p>	A	<p>The project will have "no effect" or "is not likely to adversely affect" any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify designated critical habitats as the project involves new</p>

		<p>construction of a new multi-family housing complex. An analysis on the Project site indicates that the Project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat. The County of Riverside Planning Department Staff Report states that the project is not located within the Conservation Area of the Coachella Valley Multiple Species Conservation Plan. The project fulfills all requirements of that plan in accordance with Ordinance No. 875</p> <p>Sources: Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011</p>
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	A	<p>The project is not located within one mile of a listed Wild and Scenic Rivers according to the National Wild and Scenic River Systems.</p> <p>Source: http://www.rivers.gov/rivers/california.php</p>
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	A	<p>The project is within a "non-attainment" area and conforms to the EPA-approved State Implementation Plan per AQMD and SCAQMD web sites, standard rules apply. All necessary measures to control dust shall be implemented by the developer during grading.</p> <p>Source: http://www.epa.gov/oar/oaqps/greenbk/mapnpoll.html,</p>
Farmland Protection Policy Act [7 CFR 658]	A	<p>On August 16, 2011 an Environmental Assessment Initial Study was approved changing the zoning to General Residential (R-3)</p> <p>Source: Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011</p>
Environmental Justice [Executive Order 12898]	A	<p>The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide new affordable housing to very low-income, minority and/or farmworker populations. (Staff Review, October 2013).</p>

HUD Environmental Standards Status (A/B) Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	A	<p>The Project site is located along 64th Street east of Lincoln. The project will not expose persons to noise levels in excess of standards established in the General Plan or noise ordinance.</p> <p>Staff Review, December 2013 and Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011</p>
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	A	<p>The Project site is not listed in government databases as a generator, user, or disposer of hazardous materials (SWRCB, 2013). Future uses on the Project site, are not expected to create a significant hazard to residents, employees and visitors of Paseo de los Heroes III site.</p> <p>Sources: http://www.geotracker.swrcb.ca.gov and</p>

		Riverside County CEQA Environmental Assessment #42414 July 18, 2011
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A	The proposed Project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, October 2013, http://www.geotracker.swrcb.ca.gov).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	A	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. (http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , Staff Review, October 2013) Riverside County CEQA Environmental Assessment #42414 July 18, 2011

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 developer has received Conditions of Approval and a Parcel Map. The above mentioned approval allows for residential use on the Project site. The Project site has a land use designation for General Residential Use. The residential development will provide affordable housing units for public members at large. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. (Staff Review, October 2013, Riverside County Conditions of Approval, dated August 01, 2011)
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there is a mixture of vacant land, a mobile home park, and residential development. This type of development is in high demand in the area; housing for the local work force that work in the fields is scarce. (Staff Review, October 2013).
Slope	1	The Project site is not located in a mountainous area. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. (http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , or see attached).

Erosion	1	The applicant shall be responsible for erosion and dust control both during the grading and construction phases of the project. No adverse impacts, however, are expected regarding erosion. <i>(Staff Review, October 2013).</i>
Soil Suitability	1	The Project site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. <i>Source:</i> Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011
Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the Project. <i>(Staff Review, October 2013 and</i> Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011
Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, no impacts are anticipated. The Project site is located within the service district of the Imperial Irrigation District, which provides power to the area from a variety of sources. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment. The Project site is located in an area of high solar insolation and could therefore be exploited for both solar thermal and electric power. <i>(Staff Review, October 2013).</i>
Noise - Contribution to Community Noise Levels	1	Noise levels may increase during construction of the Project, but development will adhere to County Ordinances. Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control). There will be no operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work between the hours of 7:00 PM and 7:00 AM on week days and between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or federal holidays such that the sound creates a noise disturbance across a residential or commercial property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work by variance. The noise study prepared <i>(Riverside County General Plan, and Staff Review, October 2013).</i>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The Project may have a temporary impact of additional dust during the construction period. The developer is required to use "Best Management Practices" required under National Pollution Discharge System general construction permit which will minimize potential for erosion during construction. Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Project is consistent with the General Plan and through its approved entitlements, allows for residential use of the Project site. Environmental sensitive landscaping shall be used throughout the Project and shall emphasize use of native drought-tolerant plants, xeriscaping, and sustainable landscape architecture. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale.

		(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011).
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Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas. The Project is being built to serve the local workforce, the farmworkers that work the fields. <i>(Staff Review, October 2013).</i>
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. <i>(Staff Review, October 2013).</i>
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. <i>(Staff Review, October, 2013).</i>

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. The Project will be located in the Coachella Unified School District. The collection of Riverside County Development Impact Fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the school district, thereby reducing any impacts. <i>(Staff Review, March 2013, General Plan, Riverside County Conditions of Approval, dated August 01, 2011).</i>
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities. <i>(Staff Review, October 2013).</i>
Health Care	1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the community of Mecca. The nearest medical facility to the Project side is located 1.1 miles in the community of Mecca, the Mecca Community and Health Care Center. <i>(Staff Review, October 2013).</i>
Social Services	1	The Project may have a minimal increase in existing social services; however no adverse impacts are expected. The closest social services provided by the County are dispensed through the Mecca Community and Health Care Center, which is within approximately 1.1 miles of the Project site. <i>(Staff Review, October 2013).</i>
Solid Waste	1	The Project will not have a significant or adverse impact on issues relating to solid waste, no adverse impacts are expected. <i>(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011)</i>
Waste Water	1	Minimal increase in waste water is anticipated as a result of this Project, all impacts regarding waste water have been addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. <i>(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011).</i>
Storm Water	1	Minimal increase in storm water is anticipated as a result of this Project, all impacts regarding storm water have been addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies. Riverside County Planning is requiring mitigation measures to be incorporated into the development to

		<p>prevent flooding of the site or downstream properties. The project will have on-site retention of the incremental increase of runoff from the 100-year storm. Developer must comply with all Water Quality Management Plan (WQMP) requirements.</p> <p><i>(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011).</i></p>
Water Supply	1	<p>A will serve letter dated July 18, 2011, was issued by Coachella Valle Water District (CVWD). There will be adequate and acceptable water supply for the Project. The Project is not expected to have a significant impact on the water supply. <i>(Will Serve letter dated July 18, 2011, CVWD).</i></p>
Public Safety - Police	1	<p>Police protection in the project area is provided by the County of Riverside Sheriff's Dept. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection.. <i>(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011).</i></p>
- Fire	1	<p>Fire protection in the project area is provided by the Riverside County Fire Dept. A fire station is located approximately one mile from the project. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on fire protection. The developer is required to provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan <i>(Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011).</i></p>
- Emergency Medical	1	<p>The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the community of Mecca. The nearest medical facility to the Project side is located 1.1 miles in the community of Mecca, the Mecca Community and Health Care Center. <i>(Staff Review, October 2013).</i></p>
Open Space and Recreation - Open Space	1	<p>The Project will comply with the Riverside County Development Impact Fees and General Plan Policies. The proposed project is not expected to have a significant or adverse impact on open space resources in the County. <i>(Staff Review, October 2013).</i></p>
- Recreation	1	<p>Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection of Riverside County Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the community of Mecca, thereby reducing any impacts. <i>(Staff Review, October 2013).</i></p>
- Cultural Facilities	1	<p>Development of the Project will result in incremental increases in the demand for cultural facilities. The collection Riverside County Development Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the community of Mecca, thereby reducing any impacts. <i>(Staff Review, October 2013).</i></p>
Transportation	1	<p>The Project may generate an incremental increase in additional vehicular movement; however, current street systems will not be adversely impacted. Public transportation is available near the Project, the nearest bus stop is approximately .10 miles from the Project. No substantial impact upon existing transportation systems is expected. <i>(Staff Review, October 2013).</i></p>

Natural Features

Source or Documentation

Water Resources	1	<p>A will serve letter dated July 18, 2011, was issued by Coachella Valley Water District (CVWD). There will be adequate and</p>
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		acceptable water supply for the Project. The Project is not expected to have a significant impact on the water supply. (<i>Will Serve letter dated July 18, 2011, CVWD</i>).
Surface Water	1	As a condition of approval the Project is required to build on-site facilities that will retain 100 percent of the runoff for a 100-year event. (<i>Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011</i>).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. (<i>Staff Review, October 2013</i>)
Vegetation and Wildlife	1	The Project is not expected to have an adverse or significant impact on wildlife and vegetation. (<i>Staff Review, October 2013</i>).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) and does not involve a "critical action" within a 500 year floodplain. The property is located in Zone D on the Federal Flood Insurance Rate Maps, FEMA Map No. 06065C2950G. Zone D is defined as an area of undetermined but possible risk of flood hazard. Riverside County Planning is requiring mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The project will have on-site retention of the incremental increase of runoff from the 100-year storm. <i>Source:</i> (FEMA Map No. 06065C2950G, Riverside County Conditions of Approval)
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no Coastal Zones within the County of Riverside. (<i>Staff Review, October 2013</i>)
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ) –or Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) –Approach Protection Zone. (http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.html)

Summary of Findings and Conclusions

The project is determined to not have any significant environmental impacts. The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]
(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it).

None.

No Action Alternative [24 CFR 58.40(e)]

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

No action for the construction of the Project will leave the site vacant this would preclude 81 very low-households from obtaining affordable housing.

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

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

1. Prior to onsite development, the proposed project shall be processed through the requirements of the County of Riverside and would necessarily comply with approved dust control plans during grading development.
2. During any ground disturbances developer must have a Native American Approved Cultural Resource Monitor on-site, per the requirements of Agua Caliente Band of Cahuilla Indians.
3. Developer must comply with all Water Quality Management Plan (WQMP) requirements.
4. Grading and construction permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development. All dust control measures shall be incorporated into the grading plan.
5. If buried cultural materials are discovered during grading and/or other construction activities, all work in that area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds.
6. Review by all other County and quasi-public agencies participating in the development review process. Any mitigation found to be necessary as a result of the review is reflected in the design of the Project and delineated in the Riverside County Conditions of Approval.

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

- Riverside County General Plan.
- Riverside County CEQA Environmental Assessment #42414, dated July 18, 2011
- Riverside County Conditions of Approval, dated August 01, 2011
- Phase I Environmental Assessment, RM Environmental Inc., dated May 25, 2012)
- Archeological Resource Survey (CRM Tech, September 12, 2013)
- Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2950G
- Economic Development Agency Site Visit and Staff Review (Staff), December 2013.
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html> (Retrieved December 2013).
- State of California: State Water Resources Control Board Geotracker (Geotracker), <http://geotracker.swrcb.ca.gov> (Retrieved December 2013).
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) (Retrieved December 2013).
- <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. (Retrieved December 2013).
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Retrieved December 2013).
- <http://www.fws.gov/wetlands/data/Mapper.html> (Retrieved December 2013).
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved December 2013).
- Riverside County Land Information System website (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>)