

FORM APPROVED COUNTY COUNSEL
 BY: *Shaila R. Brown* 12/23/13
 SHAILA R. BROWN
 Departmental Concurrence

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

828



FROM: Economic Development Agency

SUBMITTAL DATE:
 December 23, 2013

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Vista Montana Phase II Apartments – City of Coachella, 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 FONSI for Vista Montana Phase II Apartments, and conclude that the project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds (RROF); and
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND:

Summary

(Commences on Page 2)

Robert Field

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: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: *12-11-13* District: 4/4 Agenda Number:

3-14

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

Economic Development Agency

FORM 11: Finding of No Significant Impact (FONSI) on the Environment for Vista Montana Phase II Apartments – City of Coachella, District 4, [\$0]

DATE: December 23, 2013

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BACKGROUND:

Summary (continued)

Chelsea Investment Corporation (Chelsea), a for-profit corporation, is applying to the County of Riverside (County) for a commitment of HOME Investment Partnerships Program funds (HOME funds) in the amount of \$500,000 for the development of a 52-unit multi-family affordable housing complex located on the South East corner of Bagdad Avenue and Libnan Street in the City of Coachella. The proposed project is Phase II of a 108-unit development; Phase I consisting of 56 units, which did not receive financial assistance from the County, is currently under construction and is scheduled to be completed by January 2014. The total size of the property site is approximately 8.86 acres; Phase II will utilize approximately 4.69 of the 8.86 acres. Phase II will be comprised of 12 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units. Phase I and Phase II will be owned by separate limited partnerships that share the same general partner, Chelsea. This structure was established for tax credit purposes. Both Phase I and Phase II at Vista Montana will have common property management and share use of all site amenities. The owners of Phase I and Phase II will enter into a joint use agreement to allow tenants to enjoy all site common areas and amenities, including a community room, two shaded tot lots, BBQ picnic stations, basketball court, passive and active recreation areas and a pool.

A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 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 issuance of Certificate of Occupancy.

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

The Riverside County Economic Development Agency (EDA) has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to 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 met 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 (Vista Montana Phase II Apartments), and (2) Paseo Del Los Heroes III.

The estimated total cost for the project is \$13,197,531. Additional sources of funds will include a \$510,000 grant from the Federal Home Loan Bank's Affordable Housing Program, a \$1,710,574 loan from California Community Reinvestment Corporation, \$694,944 in deferred developer's fee, \$1,851,200 in deferred City of Coachella Community Facilities District fees, and the balance of \$7,930,813 will come from tax credit equity financing.

(Continued)

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

Economic Development Agency

FORM 11: Finding of No Significant Impact (FONSI) on the Environment for Vista Montana Phase II Apartments – City of Coachella, District 4, [\$0]

DATE: December 23, 2013

Page 3 of 3

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

Impact of Residents and Businesses

Approving this item will have a positive impact on the citizens and businesses of the Eastern Coachella Valley; the project construction is expected to generate some temporary part-time construction jobs.

Attachments:

- Environmental Assessment
- Request for Release of Funds
- Public Notice

**NOTICE TO PUBLIC OF A FINDING OF
NO SIGNIFICANT IMPACT
ON THE ENVIRONMENT AND INTENT TO RE-
QUEST A RELEASE OF FUNDS**

December 16, 2013

John J. Benoit, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 343-5473 - Juan Garcia

**TO ALL INTERESTED AGENCIES, GROUPS, AND
PERSONS:**

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

REQUEST FOR RELEASE OF FUNDS

On or about January 7, 2014, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Act Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following projects:

1. **PROJECT NAME:** Visto Montana Phase II Apartments

PURPOSE: The project activity includes the use of up to \$500,000 in Home Investment Partnerships Act (HOME) funds for the development and construction of a 52-unit multi-family housing complex for qualified low-income family households in the City of Coachella in the County of Riverside. The proposed project will consist of 12 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units.

LOCATION: The project site is located on the south east corner of Bagdad Avenue and Libnan Street in the City of Coachella, Assessor Parcel Number: 768-230-003.

2. **PROJECT NAME:** Paseo De Los Heroes III

PURPOSE: The project activity includes the use of up to \$600,000 in Home Investment Partnerships Act (HOME) funds for the development and construction of an 81-unit multi-family housing complex for qualified low-income farmworker households in the unincorporated community of Mecca in the County of Riverside. The proposed project will consist of 16 two-bedroom units; 54 three-bedroom; and 11 four-bedroom units.

LOCATION: The project site is located on 64th Street, East of Lincoln, in the unincorporated community of Mecca, Assessor Parcel Number: 727-030-041.

These activities may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Avenue, Riverside, California 92504. The EA may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA to the Riverside Economic Development Agency Housing Division, Attention Juan Garcia at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before December 31, 2013 will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 611 W. 6th Street, Suite 800, Los Angeles, California 90017. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

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

12/15



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: Vista Montana Phase II Apartments (HM4-13-004)

Preparer: Juan Garcia, Housing Specialist

Responsible Entity: County of Riverside

Month/Year: December/ 2013

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: Vista Montana Phase II Apartments

Project Location: The Project Site is on the south east corner of Bagdad Avenue and Libnan Street in the City of Coachella. The project site is approximately 4.69 acres and is comprised of Assessor's Parcel Number: 768-230-003.

Estimated total project cost: \$13,197,531

Grant Recipient: Chelsea Investment Corporation

[24 CFR 58.2(a)(5)]

Recipient Address: 5993 Avenida Encinas, #101, Carlsbad, CA 92008

Project Representative: Matt Gross

Telephone Number: (760) 456-6000 x117

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:  **Date:** 12/11/13

Name/Title/Agency: Juan Garcia, Housing Specialist, 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 purpose of the proposed project is to supply the City of Coachella with affordable multi-family housing for low income families. Chelsea Investment Corporation (CIC), an affordable housing developer, is proposing to use \$500,000 in HOME funds for a 52-unit multi-family affordable housing complex located on the southeast corner of Bagdad Avenue and Libnan Street in the City of Coachella. The project site is approximately 4.69 acres and is comprised of Assessor's Parcel Number: 768-230-001-3.

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

The proposed project is Phase II of a 108 multifamily development; Phase I which is immediately adjacent to Phase II is under construction and is expected to be completed by December 2013. The proposed project will contain 52 residential units within four 2-story walk up garden style apartment buildings. The proposed project will be comprised of 12 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units. Both Phase I and Phase II will have common property management and share use of all site amenities. The owners of Phase I and Phase II will enter into a joint use agreement to allow tenants to enjoy all site common areas and amenities, including a community room, two shaded tot lots, BBQ picnic stations, basketball court, passive and active recreation areas and a pool.

The estimated total cost for the project is \$13,197,531. Additional sources of funds will include a \$510,000 grant from the Affordable Housing Program, a \$1,710,574 loan from California Community Reinvestment Corporation, \$694,944 in deferred developer's fee, \$1,851,200 in deferred City of Coachella Community Facilities District fees, and the balance of \$7,930,813 will come from tax credit equity financing.

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 proposed project is generally located on the south east corner of Bagdad Avenue and Libnan Street in the City of Coachella in the County of Riverside. The project site is surrounded by existing residential development (See attached site map). There is a multifamily development to the north; single family housing to the west and south; and Phase I of this development is being constructed to the east of the project site.

The trends of the substandard conditions 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: Vista Montana Phase II Apartments

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	As determined by the cultural resources survey, 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. However, all trenching, excavation and other earth-moving operations associated with the undertaking should be monitored by a qualified archeologist in order to insure the proper and timely evaluation and treatment of any cultural materials unearthed. The Historical Verification Report was submitted to State Historic Preservation Officer (SHPO) on November 15, 2013, the 30-day SHPO review period ends on December 13, 2013. Tribal consultation letters were sent out November 7, 2013, and only one response has been received. The response received was from Agua Caliente Band of Cahuilla Indians (ACBCI), and they confirmed that the project was not located within the boundaries of the ACBCI reservation. <i>Source:</i> <i>Identification and Evaluation of Historic Properties Report (CRM TECH, Colton, CA, January 23, 2012)</i>
Floodplain Management [24 CFR 55, Executive Order 11988]	A	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the project site, the site is within the flood Zone X, which is not within the 100-year or 500-year floodplain. <i>Source:</i> <i>FEMA Flood Insurance Rate map No. 06065C2270G</i>
Wetlands Protection [Executive Order 11990]	A	The Project is in a generally developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Army Corps of Engineers. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. <i>Source:</i> <i>U.S. fish and Wildlife Service National Wetlands Inventory</i> http://www.fws.gov/wetlands/Wetlands-Mapper.html
Coastal Zone Management Act [Sections 307(c),(d)]	A	There are no Coastal Zones within the County of Riverside. <i>Source:</i> <i>Staff Review – December 2013</i>

Sole Source Aquifers [40 CFR 149]	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> <i>Designated Sole Source Aquifers in EPA Region IX</i> http://www.epa.gov/safewater/sourcewater/pubs/grq_ssamap_reg_9.pdf</p>
Endangered Species Act [50 CFR 402]	A	<p>As stated previously, the project site is currently vacant, undeveloped, does not have any wetland habitat, and is generally void of vegetation. In addition, the site is encompassed by existing residential development. Therefore, the possibility that the project would affect a listed endangered or threatened species or listed critical habitat is highly unlikely.</p> <p>The City of Coachella participates in the Coachella Multiple Species Habitat Conservation Plan (CVMSHCP), which provides regional vision for balanced growth while protecting 240,000 acres of open space and 27 species. The U.S. Fish and Wildlife Service issued the final permit for the CVMSHCP on October 1, 2008. The Plan collects habitat mitigation fees per acre from new development projects to support the acquisition of conservation lands. A CVMSHCP Parcel Report was performed for the project site and according to report, the parcel is not within and is not adjacent to a Conservation Area, but development of the parcel would still be subject to the CVMSHCP Fee.</p> <p><i>Source:</i> <i>California Department of Fish and Game, California Natural Diversity Database</i> http://www.dfg.ca.gov/biogeodata/cnddb/ Coachella Valley Multiple Species Habitat Conservation Parcel Report http://www.cvmshcp.org/parcel_lookup_nocookie.php?find</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><i>Source:</i> <i>National Wild and Scenic Rivers System</i> 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.</p> <p><i>Source:</i> <i>U.S. Environmental Protection Agency Nonattainment Areas</i> http://www.epa.gov/oar/oaqps/greenbk/mapnpoll.html</p>
Farmland Protection Policy Act [7 CFR 658]	A	<p>The project site is not designated or zoned for agricultural uses and is completely surrounded by existing residential development. Agricultural land uses do not currently exist on-site or in the vicinity of the project site and are not proposed as part of the proposed project. Furthermore, according to the Riverside Land Information System, the project site is designated as Urban and Built-Up Land, which infers that future farming operations on the site would not be desirable.</p> <p><i>Source:</i> <i>The Riverside County Land Information System</i> http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.html</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 low-income, minority and/or farmworker populations.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
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HUD Environmental Standards Status (A/B) Determination and Compliance Documentation

Noise Abatement and Control [24 CFR 51 B]	A	<p>Noise levels may increase during construction of the proposed project, but development will adhere to City's noise ordinance regulations, which should insure that construction noise levels are reduced to less-than-significant levels. 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.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></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. Future uses on the project site, are not expected to create a significant hazard to residents, employees and visitors to Vista Montana Phase II Apartments site.</p> <p><i>Source:</i> <i>State Water Resources Control Board Geo Tracker</i> http://www.geotracker.swrcb.ca.gov</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A	<p>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.</p> <p><i>Source:</i> <i>State Water Resources Control Board Geo Tracker</i> http://www.geotracker.swrcb.ca.gov</p>
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	A	<p>The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. The closest airport is the Jacqueline Cochran Regional Airport, which is approximately 3.6 miles south east from the project Site.</p> <p><i>Source:</i> <i>The Riverside County Land Information System</i> http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm</p>

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes: (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references.

Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project site has current City land use and zoning designations of High Density Residential (RH) (0-20 du/ac) and Residential Multiple Family (R-M), respectively. The proposed project's land use is consistent with the City's General Plan and zoning designations for the project site, and has already been approved by the City. <i>Source:</i> <i>City of Coachella staff report</i> <i>City of Coachella General Plan</i>
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there is a mixture of vacant land, commercial, and residential development. <i>Source:</i> <i>Staff Review – December 2013</i>
Slope	1	The project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcel of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes. <i>Source:</i> <i>The Riverside County Land Information System</i> http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm
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>Source:</i> <i>Staff Review – December 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> <i>Geotechnical Investigation Report (LandMark Geo-Engineers and Geologists, September 2011)</i>
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 proposed project. The project area is not located in areas subject to liquefaction. <i>Source:</i> <i>The Riverside County Land Information System</i> http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm
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. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment.

		<p><i>Source:</i> <i>Staff Review – December 2013</i></p>
Noise - Contribution to Community Noise Levels	1	<p>Noise levels may increase during construction of the proposed project, but development will adhere to City's noise ordinance regulations, which should insure that construction noise levels are reduced to less-than-significant levels. 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.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The cumulative air quality impacts of development projects such as this one are primarily related to automobile traffic and area sources of pollutants such as fuel combustion for heating, maintenance equipment emissions, certain consumer products, evaporation of solvents, etc. The City's General Plan EIR states that adherence to the SCAQMD Rule and Regulations would help reduce the city-wide impacts. Therefore, because the proposed project would comply with the SCAQMD Rules and Regulations and alone would not exceed thresholds, the project would result in less-than-significant cumulative impacts on air quality.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The proposed project is consistent with the City of Coachella General Plan and through its approved entitlements, allows for residential use project site. The residential development will provide for affordable housing for public members at large. As the current site is currently adjacent to existing residential development, it will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	<p>The proposed 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 proposed project is expected to attract existing residents of the Coachella Valley and only minimal residents living outside the Coachella Valley.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
Displacement	1	<p>No impact issues relating to displacement are expected as the site is vacant.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
Employment and Income Patterns	1	<p>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</p>

		adverse way. <i>Source:</i> <i>Staff Review – December 2013</i>
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Community Facilities and Services

	Code	Source or Documentation
Educational Facilities	1	The proposed 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 Valley Unified School District. The developer is required to pay applicable school fees prior to issuance of any building permits. <i>Source:</i> <i>Staff Review – December 2013</i>
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the proposed project will not impact commercial facilities. <i>Source:</i> <i>Staff Review – December 2013</i>
Health Care	1	The proposed 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 City of Coachella. Major medical care is available at John F. Kennedy Memorial Hospital, which is located within 4 miles of the project site. <i>Source:</i> <i>Staff Review – December 2013</i>
Social Services	1	The proposed 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 Riverside County Social Services, which is within approximately 3 miles of the project site. <i>Source:</i> <i>Staff Review – December 2013</i>
Solid Waste	1	The proposed project in conjunction with other future developments in the City of Coachella would contribute to an increase in the amount of solid waste generated within the region. However, as the proposed project is consistent with the City's General Plan, cumulative impacts related to solid waste would be less-than-significant. <i>Source:</i> <i>City of Coachella General Plan</i>
Waste Water	1	Minimal increase in waste water is anticipated as a result of this proposed project, cumulative impacts related to waste water will be less-than-significant.. <i>Source:</i> <i>Staff Review – December 2013.</i>
Storm Water	1	The proposed project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. <i>Source:</i> <i>Staff Review – December 2013</i>
Water Supply	1	The proposed project in conjunction with other development projects in the City of Coachella would contribute to an increased

		<p>demand and consumption of water. However, the City of Coachella implements goals and policies intended to reduce the impact and is currently working with on various water conservation and recharge programs in coordination with the CVWD to ensure that adequate water supply is available for build out of the General Plan. Strategies included in the City's Urban Water Management Plan help to ensure that long-term supply of water is available for build out of the General Plan as well. The proposed project is consistent with the General Plan and has been approved by the City. The General Plan goals and policies would be implemented as part of the proposed project and the appropriate City fees toward the expansion and creation of water supply services and infrastructure would be paid. Other future development would be required to do the same. Therefore, overall, the proposed project's incremental contribution to the water supply and City's water services and infrastructure would be considered less-than-significant.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
<u>Public Safety</u> - Police	1	<p>Police protection in the project area is provided by the Riverside County Sheriff Department. The proposed 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.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i> http://www.coachella.org/departments/police-department</p>
- Fire	1	<p>The proposed project is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by Cal Fire.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i> http://www.coachella.org/departments/fire-department</p>
- Emergency Medical	1	<p>Development of the proposed project will result in incremental increases in the demand for emergency medical services, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Coachella. Major medical care is available at John F. Kennedy Memorial Hospital, which is located within 4 miles of the project site.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i></p>
<u>Open Space and Recreation</u> - Open Space	1	<p>The proposed project will comply with the City Park 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 City of Coachella.</p> <p><i>Source:</i> <i>Staff Review – December 2013</i> <i>City of Coachella General Plan</i></p>
- Recreation	1	<p>Development of the proposed project will result in incremental increases in the demand for parkland and recreational services. The collection of City Park 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 City of Coachella, thereby reducing any impacts.</p>

		<p>Source: Staff Review – December 2013 City of Coachella General Plan</p>
- Cultural Facilities	1	<p>Development of the proposed project will result in incremental increases in the demand for cultural facilities. The collection City Park 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 City of Coachella, thereby reducing any impacts.</p> <p>Source: Staff Review – December 2013 City of Coachella General Plan</p>
Transportation	1	<p>The proposed project may generate an incremental increase in additional vehicular movement; however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected.</p> <p>Source: Staff Review – December 2013 City of Coachella General Plan</p>

Natural Features

Source or Documentation

Water Resources	1	<p>Domestic water services are primarily provided by the Coachella Valley Water District. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Coachella.</p> <p>Source: Staff Review – December 2013</p>
Surface Water	1	<p>The proposed project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board.</p> <p>Source: Staff Review – December 2013</p>
Unique Natural Features and Agricultural Lands	1	<p>The proposed project will not have an adverse impact on any unique natural features. The project site is located in an urbanized area. There is no agriculture in the vicinity. Thus, the proposed project will not impact any agricultural lands.</p> <p>Source: Staff Review – December 2013</p>
Vegetation and Wildlife	1	<p>The proposed project will not have an adverse impact on any vegetation and wildlife. The project site is located in an urbanized area. There is only scattered weeds on the property. Thus, the proposed project will not impact any vegetation and or wildlife</p> <p>Source: Staff Review – December 2013</p>

Other Factors

Source or Documentation

Flood Disaster Protection Act	1	According to the Federal Emergency Management Agency
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[Flood Insurance] [§58.6(a)]		(FEMA) Flood Insurance Rate Map for the project site, the site is within the flood Zone X, which is not within the 100-year or 500-year floodplain. <i>Source:</i> <i>FEMA Flood Insurance Rate map No. 06065C2270G</i>
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The proposed project is located in Riverside county and there are no Coastal Zones within the County of Riverside. As the project site is not located within the vicinity of a coastal zone, no impact would occur. <i>Source:</i> <i>National Oceanic and Atmospheric Administration Ocean and Coastal Resource Management</i> http://coastalmanagement.noaa.gov/
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed 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. <i>Source:</i> <i>The Riverside County Land Information System</i> http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.html

Summary of Findings and Conclusions

As discussed throughout this Environmental Assessment, the proposed project would not result in adverse impacts. The proposed project will compliment as well as benefit the surrounding land uses. The construction of the proposed project will benefit the surrounding community by providing temporary jobs and fulfilling the need for low-income housing in the City of Coachella.

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).

An Off-site Alternative would consist of development of the proposed project on an alternative site within the City of Coachella. Developing the proposed project on an alternative location has the potential to result in inconsistencies with the General Plan land use designations, City zoning, and surrounding land uses. A site that would allow infill development with the City may not exist and may not be compatible to support an affordable housing complex for low income families. In addition, depending on the site, an Off-Site Alternative could result in greater or lesser environmental impacts. However, because the same amount of units would be developed and likely the same amount of acreage would be disturbed, overall impacts would be expected to be similar to the proposed project. However, it should be noted that because the proposed project has already been approved by the City, an alternative site location would not be feasible for this particular project.

A reduced Density Alternative would consist of development of the proposed project at a reduced density. Reducing the density of the project would reduce the number of units to be developed on the site, which would result in conflicts with the existing General Plan and zoning designations for the site. In addition, a reduced density would result in an increased cost per unit to build the complex, which would not be as economically feasible as the proposed project. Affordable, low-income housing may not be able to be provided if the reduction in density causes an increase in rental costs, which would not meet the objectives of the proposed project. A Reduced Density Alternative would still disturb the same amount of acreage on the same project site as the proposed project; thus, impacts related to biological resources, historical and cultural resources, geology and soils, hydrology and water quality, flooding and wetlands, agriculture resources, seismic hazards, and fire hazards would be similar to the proposed project. However, because the Alternative would result in fewer units, which in turn would result in fewer additional residents to the area, than the proposed project, impacts related to population, noise, air quality, transportation, energy, water

supply, and other public services would be less than those of the proposed project. Therefore, because the Reduced Density Alternative would result in similar impacts to land use, similar impacts related to the physical development of the project site, and fewer impacts related to operations of the project, the overall impacts of the Alternative would be considered similar to the proposed project.

No Action Alternative [24 CFR 58.40(e)]

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

The No Action Alternative consists of the continuation of the project site's existing uses, without implementation of the proposed project. Should the proposed project not be implemented, the project site could remain a vacant plot of land surrounded by residential development. As the site is designated within the City's General Plan for High Density Residential and zoned for Residential Multiple Family development, another residential development project would likely be proposed at some time in the future. Base on the land use designation and zoning of the project site, any future development would likely result in similar impacts to those identified for the proposed project. However, another development project may not be required to offer affordable, low-income housing, which is the purpose of the proposed project. Therefore, the No Action Alternative would not meet the objectives of the proposed project.

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.)

As determined by the cultural resources survey, during any ground disturbing activities, a qualified archeological monitor shall be present at the project site. Excavation shall be performed slowly, such that the monitor(s) are able to see the buried materials and identify any cultural items before significant damage may be done. The monitor(s) shall conduct and assessment of site stratigraphy (if any is present) during excavation (e.g., by documenting cultural components visible in the sidewalls of the excavation).

Additional Studies Performed

- Identification and Evaluation of Historic Properties Report for the Vista Montana Apartments (CRM TECH, Colton, CA, January 23, 2012).
- Phase I Environmental Site Assessment (SCS Engineers, March 20, 2013).
- Geotechnical Investigation Report (LandMark Geo-Engineers and Geologists, September 2011)

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

- City of Coachella General Plan.
- Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2270G
- Economic Development Agency Site Visit and Staff Review (Staff). December 2013.
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>, Retrieved 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>
- 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 (Wetlands) <http://www.fws.gov/wetlands/data/Mapper.html>, Retrieved December 2013.
- *National Oceanic and Atmospheric Administration Ocean and Coastal Resource Management*, <http://coastalmanagement.noaa.gov/>, 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>). Retrieved December 2013.
- *California Department of Fish and Game, California Natural Diversity Database*, <http://www.dfg.ca.gov/biogeodata/cnddb/>, Retrieved December 2013
- City of Coachella Police Department website, <http://www.coachella.org/departments/police-department>
- City of Coachella Fire Department website, <http://www.coachella.org/departments/fire-department>

Project Site & Photos
(Photos taken September 31, 2013)

