

FORM APPROVED BY COUNTY COUNSEL  
BY: *Anita C. Willis* 6-17-15  
DATE

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

359



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 18, 2015

**SUBJECT:** Finding of No Significant Impact on the Environment for March Veterans Village, Located on March Air Reserve Base, District 5, [\$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 for March Veterans Village pursuant to the National Environmental Policy Act (NEPA), and conclude that the project is not an action which may affect the quality of the environment;

(Continued)

*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:**

Budget Adjustment: No  
For Fiscal Year: 2014/15

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

*Rohini Dasika*  
Rohini Dasika

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: June 30, 2015  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

3-22

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

**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 March Veterans Village, Located on March Air Reserve Base, District 5 [\$0]

**DATE:** June 18, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the attached EA;
4. Approve the attached Request for Release of Funds (RROF); and
5. Authorize the Chairman of the Board of Supervisors to execute the RROF to be filed with the United States Department of Housing and Urban Development (HUD).

**BACKGROUND:**

**Summary**

The Housing Authority of the County of Riverside (HACR) was awarded 75 Project Based VASH Vouchers (PBV's) from the United States Department of Housing and Urban Development (HUD) through a competitive Notice of Funding Availability (NOFA). As provided in the HACR's response to the NOFA, the 75 PBV's will be used as a rental subsidy for homeless Veterans referred by the Veterans Affairs Loma Linda upon completion of a 138 unit new rental construction complex located on March Air Reserve Base on the southwest corner of N Street and 6<sup>th</sup> Street, Moreno Valley, CA 92551, Assessor Parcel Numbers: 294-080-006, 007 and 008 (Housing Project). The Coachella Valley Housing Coalition (CVHC), a nonprofit public benefit corporation and affordable housing developer, will develop the Housing Project. Subject to the prior approval of the HACR Board of Commissioner's in its sole discretion, CVHC desires to receive the 75 PBV's upon the execution of a proposed Agreement to enter into Housing Assistance Payments, which will be submitted by staff to the HACR Board of Commissioners at a later date.

Since the 75 PBV's are derived from federal funds and awarded by HUD, a federal agency, environmental review pursuant to National Environmental Policy Act (NEPA) must be conducted. Pursuant to NEPA regulations, a Responsible Entity authorized to conduct an Environmental Assessment and determine that there is a Finding of No Significant Impact must either be as state, county or city. The Riverside County Economic Development Agency (EDA), as the Responsible Entity under NEPA, has completed applicable environmental review procedures and has evaluated the potential effects of the 75 PBV's derived from federal funds (proposed Project) on the environment. The attached Environmental Assessment was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR Sections 58.5 and 58.6, and EDA has found that the proposed Project would not have a significant effect on the environment. The 75 PBV's to be provided by the HACR are strictly for a rental subsidy that will be utilized by CVHC upon completion of the Housing Project for qualified tenants and does not involve the provision of any funds for the actual construction of the Housing Project. HUD requires that the Responsible Entity for the environmental review process complete and execute the attached Request for Release of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process. On June 12, 2015, the attached 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.

The County of Riverside, as the responsible agency, took into consideration all potential negative impacts and findings directly relating to the Project in the Environmental Impact Report #2008071021 adopted by the March Joint Powers Authority on November 2, 2011 pursuant to the California Environmental Quality Act (CEQA). The March Joint Powers Authority, as the lead agency with jurisdiction over the Project, will be responsible for ensuring compliance with any additional CEQA requirements.

(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 March Veterans Village, Located on March Air Reserve Base, District 5 [\$0]

**DATE:** June 18, 2015

**PAGE:** 3 of 3

**BACKGROUND:**

**Summary** (Continued)

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.

**Impact on Citizens and Businesses**

The March Veterans Village project will have a positive impact on community members and businesses in the County of Riverside as it provides housing and supportive services for veterans as well as creates jobs for local residents.

**Attachments:**

Environmental Assessment

Public Notice

Request for Release of Funds



U.S. Department of Housing  
and Urban Development  
Los Angeles Field Office  
611 W. 6<sup>th</sup> 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:** March Veterans Village

**Preparer:** Stephanie Adams, Housing Specialist III

**Responsible Entity:** County of Riverside

**Month/Year:** June- 2015

JUN 30 2015

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## 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:** March Veterans Village

**Project Location:** The proposed project is located on a 7.34 acre parcel located on March Air Reserve Base, 15305 6<sup>th</sup> Street, Moreno Valley, CA 92551. Assessor Parcel Numbers: 294-080-006, 294-080-007 and 294-080-008

**Estimated total project cost:** \$36, 359, 278

**Grant Recipient:** Coachella Valley Housing Coalition

[24 CFR 58.2(a)(5)]

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

**Project Representative:** Mike Walsh

**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:** 6/17/15

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

**RE Approving Official Signature:** Marion Ashley **Date:** 6/30/15

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

MARION ASHLEY

ATTEST:

KECIA HARPER-IHEM, Clerk

By Kecia Harper-Ihem  
DEPUTY

**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 75 HUD VASH Project Based Vouchers which will be utilized to serve as a rental subsidy for homeless veterans residing at March Veterans Village. This is a new construction project that will consist of 138 units located on March Air Reserve Base.

**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 138 units, 116-efficiency units, 6 one-bedroom units and 16 two-bedroom units. Project amenities include a 5,000 square foot community center, computer lab, amphitheater, sports court and a walking path. Project services will include computer training, workforce development readiness services, financial literacy education and transportation services.

The total project budget is \$36,359,278. Other funding sources include a Housing and Community Development Multi-family Housing Program Loan in the amount of \$7,000,000, March Joint Powers Authority Redevelopment Agency funds in the amount of \$1,117,036, Federal Home Loan Bank Affordable Housing Program Loan in the amount of \$1,350,000, California Department of Housing and Community Development Veterans Housing and Homeless Prevention Program (Including Operating Subsidy) in the amount of \$6,836,130, a California Department of Housing and Community Development Affordable Housing and Sustainable Communities Loan of \$5,994,850, a General Partner Equity/Deferred Developer Fee in the amount of \$1,100,000 and Investor Equity Contribution in the amount of \$12,961,262.

**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 the Southwest Corner of "N" Street and Sixth Street on March Air Reserve Base. The project is located in a vacant lot.

The trends in this particular area of the reserve base have been residential communities that provide supportive services for homeless individuals and Veterans. Within walking distance of the project site there is a homeless shelter and transitional care facility for veterans. U.S. Vets is also within walking distance of the project site and will provide the supportive services. Expanding the facilities in this area will provide additional housing for veterans that need extensive supportive services provided by U.S. Vets.

## 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:** March Veterans Village

**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**

<b>Historic Preservation</b> [36 CFR 800]	A	<p>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. As stated in Environmental Impact Report (EIR) (Schedule #2008071021), prior to any grading and/or ground altering activities developer will retain a qualified archeological monitor trained in both prehistoric and historic archeology to oversee any ground altering activities (e.g., removal of debris and/or vegetation, grading or excavation). The archeological monitor will prepare a cultural resources monitoring plan in consultation with the appropriate Indian tribe as stated in Section 4.6 of the Cultural Resources section of EIR schedule #2008071021. A Historical Verification Report was submitted to State Historic Preservation Office (SHPO) and SHPO responded with a letter dated January 21, 2015 stating they agree with the determination that no historic properties will be affected by the undertaking. Tribal consultation letters were sent out with the review period ending on November 21, 2014. The Agua Caliente Band of Cahuilla Indians responded and requested that "should human remains be discovered during construction of the proposed project, the project contactor would be subject to either State law or tribal protocol regarding the discovery and disturbance of human remains. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to Health and Safety code 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and developer will work with the designated MLD to determine the final disposition of the remains".</p> <p><i>Source:</i>  Environmental Impact Report (Schedule No. 2008071021).</p> <p>Notification from Agua Caliente Band of Cahuilla Indians, dated November 3, 2014</p>
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	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.06065C0745G . Zone D is defined as an area of undetermined but possible risk of flood hazard. Since the project could impede or redirect the flow of water EIR Schedule # 2008071021 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 underground storage basins and shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to water quality standards. All building pads shall be raised a minimum of 1' above calculated 100-year water surface elevation as determined by Riverside County Flood Control. A final Water Quality Management Plan shall be submitted for review and approval prior to the issuance of any permit. To further verify that the project is not located in a floodplain the</p>

		<p>County of Riverside has conducted researched through the following entities:</p> <p>U.S Army Corps of Engineers-The project is not located near any natural or manmade bodies of water.</p> <p>U.S Geological Survey Maps-The project shows less than a 95% chance of a current flood occurrence and does not show a history of any documented flood occurrence.</p> <p><i>Source:</i></p> <p>(FEMA Map No. 06065C0745G)</p> <p>Environmental Impact Report (Schedule No. 2008071021)</p> <p>City of Moreno Valley Planning Department and Flood Control as cited in EIR Schedule No. 2008071021</p> <p>March Joint Powers Authority Conditions of Approval, dated 11/2/11</p> <p><a href="http://www.usace.army.mil/">http://www.usace.army.mil/</a></p> <p><a href="http://waterwatch.usgs.gov/new/index.php?r=ca&amp;id=ww_flood">http://waterwatch.usgs.gov/new/index.php?r=ca&amp;id=ww_flood</a></p>
<b>Wetlands Protection</b> [Executive Order 11990]	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><a href="http://www.fws.gov/wetlands/Wetlands-Mapper.html">http://www.fws.gov/wetlands/Wetlands-Mapper.html</a></p>
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	A	<p>There are no Coastal Zones within the County of Riverside.</p> <p><i>Source: Staff Review – October, 2014</i></p>
<b>Sole Source Aquifers</b> [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>  <a href="http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg_9.pdf">http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg_9.pdf</a></p>
<b>Endangered Species Act</b> [50 CFR 402]	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 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 Conditions of Approval require that if vegetation shall be cleared during nesting season (February 14 to August 1) within 30 days of ground disturbing activities, all suitable habitat be thoroughly surveyed by a qualified biologist 72 hours prior to clearing.</p> <p><i>Sources:</i>  March Joint Powers Authority Conditions of Approval, dated 11/2/11</p>



<b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]	A	The project is not located within one mile of a listed Wild and Scenic Rivers according to the National Wild and Scenic River Systems. <i>Source:</i> <a href="http://www.rivers.gov/rivers/california.php">http://www.rivers.gov/rivers/california.php</a>
<b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	A	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. <i>Source:</i> <a href="http://www.epa.gov/oar/oagps/greenbk/mapnpoll.html">http://www.epa.gov/oar/oagps/greenbk/mapnpoll.html</a>
<b>Farmland Protection Policy Act</b> [7 CFR 658]	A	On November 2, 2011 Conditions of Approval were adopted by the March Joint Powers Authority in which the project was approved and determined to follow current zoning. The County of Riverside Land Management System also shows residential zoning for the project site. <i>Source:</i>  March Joint Powers Authority Conditions of Approval, adopted 11/2/11
<b>Environmental Justice</b> [Executive Order 12898]	A	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 Veterans ( <i>Staff Review, October 2014</i> ).

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

<b>Noise Abatement and Control</b> [24 CFR 51 B]	A	The Project site is located on March Air Reserve Base. However, the project is located in an area where the noise decibal range is less than 60 DNL which is less than the acceptable noise range of 65 DNL as established in 24 CFR Part 51. The Conditions of Approval adopted by the March Joint Powers Authority do not impose any conditions pertaining to noise abatement for residents residing in the Project. The Conditions of approval for noise control during the construction period do not allow construction to take place between the hours of 10:00 p.m. and 7:00 a.m.  March Joint Powers Authority Conditions of Approval, dated 11/2/11  Riverside County Airport Land Use Commission, March Air Reserve Base Land Use Compatibility Plan
<b>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases</b> [24 CFR 58.5(i)(2)]	A	The Project site is not listed in government databases as a generator, user, or disposer of hazardous materials (SWRCB, 2015). Future uses on the Project site, are not expected to create a significant hazard to residents, employees and visitors of March Veterans Village.  <i>Sources:</i> <a href="http://www.geotracker.swrcb.ca.gov">http://www.geotracker.swrcb.ca.gov</a> and

<b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [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 2015, <a href="http://www.geotracker.swrcb.ca.gov">http://www.geotracker.swrcb.ca.gov</a> ).
<b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]	A	<p>The Project site is located on March Air Reserve Base. An Environmental Impact Report was prepared which includes the project site in which it was determined that project site is feasible for the development of residential housing. The Riverside County Airport Land Use Commission has within its land use compatibility plan defined the Project site as located in "Area 2" and is a designated area where there are no safety restrictions placed on the nature of development or activities to be taken place on the site. A map was also created on the Riverside County Land Information System database and it shows that project site is 6341.92 miles from the airport runway.</p> <p>(<a href="http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm">http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm</a>,</p> <p>Riverside County CEQA Environmental Assessment #42414 July 18, 2011</p> <p>Riverside County Airport Land Use Commission, March Air Reserve Base Land Use Compatibility Plan</p>

## Environmental Assessment Checklist

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

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

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

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

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	<p>The developer has received Conditions of Approval for project and it allows for residential housing.</p> <p>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 the Veteran population. 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.</p> <p>Conditions of Approval, dated, 11/2/11</p>
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there is a mixture of vacant land, supportive services for veterans, a homeless shelter and transitional care facility for

		Veterans. Supportive service residential housing for Veterans is in high demand in the area. <i>(Staff Review, October 2014).</i>
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. <i>(http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm,</i>
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 2014).</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. Per the Conditions of Approval any additional used for construction of project must have be approved by March Joint Powers Authority.  <i>Source:</i> Conditions of Approval, dated, 11/2/11
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 2014 and</i>  Conditions of Approval, adopted by March Joint Powers Authority, 11/2/11
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 landscaping will adhere to the surrounding environment. <i>(Staff Review, October 2014).</i>
Noise - Contribution to Community Noise Levels	1	Noise levels may increase during construction of the Project, but development will adhere to the Conditions of Approval. 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 10:00 PM and 7:00 AM 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.  Conditions of Approval, dated, 11/2/11.
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.  <i>(Staff Review, October, 2014)</i>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Project is consistent with the Riverside County Airports Land Use Commissions Land Use Compatibility Plan and through its approved entitlements, allows for residential use of the Project site. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale.  Riverside County Airports Land Use Compatibility Plan Conditions of Approval, dated 11/2/11

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
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 homeless Veteran population  (Staff Review, October 2014).
Displacement	1	No impact issues relating to displacement are expected as the site is vacant. (Staff Review, October 2014).
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. (Staff Review, October, 2014).

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
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 Moreno Valley Unified School district; however the majority of the population residing in project will be adults. 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. (Staff Review, October 2014, and Conditions of Approval dated 11/2/11).
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. (Staff Review, October 2014).
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 is Riverside County Regional Medical Center; however a majority of the residents residing in the project will have access to the Loma Linda Medical Hospital and supportive services will include transportation to this hospital. (Staff Review, October 2014).
Social Services	1	The Project may have a minimal increase in existing social services; however no adverse impacts are expected. U.S. Vets will provide supportive services to residents and will be located on-site (Staff Review, October 2014).
Solid Waste	1	The Project will not have a significant or adverse impact on issues relating to solid waste, no adverse impacts are expected.  Environmental Impact Report (Schedule No. 2008071021)
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 the Environmental Impact Report as deemed appropriate by the responsible reviewing agencies.  Environmental Impact Report (Schedule No. 2008071021)
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 the Environmental Impact Report. Pursuant to the EIR, project site is located in an unmapped flood zone and in the event that construction changes the flow of water developer shall have on-site underground storage basins which shall be designed and properly landscaped and screened as determined by Planning Department and

		<p>pursuant to water quality standards. All building pads shall be raised a minimum of 1' above calculated 100-year water surface elevation as determined by Riverside County Flood Control. A final Water Quality Management Plan shall be submitted for review and approval prior to the issuance of any permit.</p> <p>Environmental Impact Report (Schedule No. 2008071021)</p> <p>Conditions of Approval, dated 11/2/11</p>
Water Supply	1	<p>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.</p> <p>Environmental Impact Report (Schedule No. 2008071021)</p>
<u>Public Safety</u> - 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.</p> <p>Environmental Impact Report (Schedule No. 2008071021)</p>
- Fire	1	<p>Fire protection in the project area is provided by the Riverside County Fire 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 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</p> <p>Conditions of Approval, dated 11/2/11</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. The nearest medical facility is Riverside County Regional Medical Center.</p> <p><i>(Staff Review, October 2014).</i></p>
<u>Open Space and Recreation</u> - Open Space	1	<p>The developer is required to pay Developer Impact Fees Impact Fees. The proposed project is not expected to have a significant or adverse impact on open space resources on the Air Reserve Base or within 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 Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development thereby reducing any impacts. On-site there will be a Community Center as well as a sports court <i>(Staff Review, October 2014).</i></p>
- Cultural Facilities	1	<p>Development of the Project will result in incremental increases in the demand for cultural facilities. The collection of Development Fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the area, thereby reducing any impacts. <i>(Staff Review, October 2014).</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 on-site and near the Project, the nearest bus stop is approximately .10 miles</p>

		from the Project. No substantial impact upon existing transportation systems is expected. <i>(Staff Review, October 2014).</i>
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## Natural Features

## Source or Documentation

Water Resources	1	Water services and waste water disposal are provided by Western Municipal Water District and coordination with Eastern Municipal Water District.  Environmental Impact Report (Schedule No. 2008071021)
Surface Water	1	As a condition of approval the Project is required to build under ground storage basins  (Conditions of Approval, dated 11/2/11)
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 2014).</i>

## Other Factors

## Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	<p>Project does not involve 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.06065C0745G. Zone D is defined as an area of undetermined but possible risk of flood hazard. Since the project could impede or redirect the flow of water EIR Schedule # 2008071021 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 underground storage basins and shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to water quality standards. All building pads shall be raised a minimum of 1' above calculated 100-year water surface elevation as determined by Riverside County Flood Control. A final Water Quality Management Plan shall be submitted for review and approval prior to the issuance of any permit. To further verify that the project is not located in a floodplain the County of Riverside has conducted researched through the following entities:</p> <p>U.S Army Corps of Engineers-The project is not located near any natural or manmade bodies of water.</p> <p>U.S Geological Survey Maps-The project shows less than a 95% chance of a current flood occurrence and does not show a history of any documented flood occurrence.</p> <p>Source: FEMA Map No. 06065C0745G</p> <p>Environmental Impact Report (Schedule No. 2008071021) City of Moreno Valley Planning Department and Flood Control as cited in EIR Schedule No. 2008071021</p> <p>March Joint Powers Authority Conditions of Approval, adopted 11/2/11</p>
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		<a href="http://www.usace.army.mil/">http://www.usace.army.mil/</a> <a href="http://waterwatch.usgs.gov/new/index.php?r=ca&amp;id=ww_flood">http://waterwatch.usgs.gov/new/index.php?r=ca&amp;id=ww_flood</a>
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	There are no Coastal Zones within the County of Riverside. (Staff Review, October 2014)
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	<p>The project is not within a Runway Clear Zone. The project is designated as an "Area 2" zone in the Riverside County Airport Land Use Commissions Land Use Compatibility Plan. An "Area 2" is determined that there are no restrictions on development in that area. The project was also mapped for the distance to the closest runway in which it shows that the project is 6341.92 feet away.</p> <p>(<a href="http://www3.tlma.co.riverside.ca.us/pa/rcdis/viewer.html">http://www3.tlma.co.riverside.ca.us/pa/rcdis/viewer.html</a>)</p>

### 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 138 veteran households from receiving housing with supportive services.

#### 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 as stated in the Conditions of Approval, dated 11/2/11.
2. A qualified Archeological Monitor must oversee any ground disturbing activities.
2. Developer must comply with all Water Quality Management Plan (WQMP) requirements.
3. 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.
4. 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.

5. Even though project is not located within a 100-year or 500-year flood plain and is located in an unmapped flood zone it is recommended that developer follow all recommended flood control measures.

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

- Conditions of Approval, dated November 2, 2011
- Environmental Impact Report Schedule No. 2008071021 and CEQA Addendum
- Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2950G
- Economic Development Agency Site Visit and Staff Review (Staff). October, 2014
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html> (Retrieved January 2015).
- State of California: State Water Resources Control Board Geotracker (Geotracker), <http://geotracker.swrcb.ca.gov> (Retrieved January, 2015).
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) (Retrieved January, 2015).
- <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. (Retrieved January, 2015).
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Retrieved January, 2015).
- <http://www.fws.gov/wetlands/data/Mapper.html> (Retrieved January, 2015).
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved January, 2015).
- Riverside County Land Information System website (<http://www3.tlma.co.riverside.ca.us/pa/rcjis/index.html>)
- Riverside County Airport-Land Use Compatibility Plan



# 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. 07/31/2017)

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) <b>HUD VASH Project Based Vouchers</b>	2. HUD/State Identification Number <b>CA027</b>	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) <b>14.871</b>	5. Name and address of responsible entity Riverside County Board of Supervisors c/o Riverside County EDA 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) <b>Stephanie Adams (951) 343-5455</b>	7. Name and address of recipient (if different than responsible entity) Riverside County Board of Commissioners c/o Housing Authority of the County of Riverside 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request <b>U.S. Department of Housing and Urban Development Community Planning and Development 611 W. 6th Street, St. 800, LA, CA 90017</b>		

**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) <b>March Veterans Village-HUD VASH Project Based Vouchers</b>	10. Location (Street address, city, county, State) <b>The Project site is located on March Air Reserve Base, 15305 6th Street, Moreno Valley, CA 92551</b>
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### 11. Program Activity/Project Description

The Housing Authority of the County of Riverside is proposing to use 75 HUD VASH Project Based Vouchers for the March Veterans Village project located on March Air Reserve Base. The HACR staff will recommend to its Board of Commissioners that the HACR enter into an Agreement to enter into Housing Assistance Payments Contract with The Coachella Valley Housing Coalition (CVHC).

The proposed HUD VASH Project Based Vouchers will be used to provide a rental subsidy to Veterans residing at the March Veterans Village project. The March Veterans Village project is a new construction rental housing project that will consist of 138 units of which 116 are efficiency units, 6 are one-bedroom units and 16 are two-bedroom units. The apartment units will be rented to Veterans and their families whose incomes do not exceed 50% of the area median income for the County of Riverside.

JUN 30 2015 3:22

**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. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. 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.
6. 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.
7. 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:

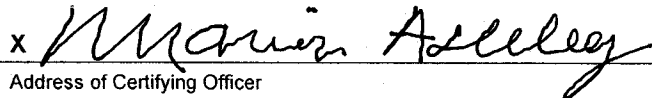
8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. 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

Marion Ashley, Chairman, Riverside County Board of Supervisors

Date signed

x 

Address of Certifying Officer

c/o Riverside County EDA: 5555 Arlington Avenue, Riverside, CA 92504

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

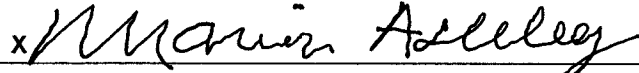
The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Marion Ashley, Chairman, Riverside County Board of Commissioners

Date signed

x 

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

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# THE PRESS-ENTERPRISE

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Name: EDA COMMUNITY PLANNING DIVISIO  
Address: 3133 MISSION INN AVE  
RIVERSIDE, CA 92507

Account #: 1100141305  
Client:  
Placed By: Stephanie Adams  
Fax #:

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PE.com

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Stop Date: 06/12/2015  
Insertions: 1 print / 1 online

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Ad type: C Legal

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Bill Size: 270.00

Amount Due: \$391.50

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#### PUBLIC NOTICE

June 12, 2015

Riverside County Economic Development Agency  
5555 Arlington Avenue  
Riverside, California 92504

(951) 343-5455 Stephanie Adams

#### 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. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

#### REQUEST FOR RELEASE OF FUNDS

On or about June 30, 2015, 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 HUD VASH Project Based Vouchers through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME: March Veterans Village

PURPOSE: The project activity includes the allocation of 75 HUD-VASH Project Based Vouchers to be utilized by the Coachella Valley Housing Coalition, a non-profit public benefit corporation, to serve as a rental subsidy for March Veterans Village. March Veterans Village will consist of the construction of a 138-unit apartment complex for veterans located on March Air Reserve Base. The proposed project will consist of 116 efficiency units, 6 one-bedroom units and 16 two bedroom units. The efficiency units are approximately 382 square-feet, the one bedroom units are approximately 641 square feet and the two bedroom units are approximately 950 square feet. In addition to the housing units the proposed project will consist of two tot-lots, an amphitheater, basketball court, laundry facilities, barbeque areas, and a 3,000 square foot community room. The apartment units will be rented to low-income veterans and their families and provide the veteran(s) and their families a variety of supportive services designed to ease the transition back into civilian life.

LOCATION: The project site is comprised of 3 contiguous parcels totaling approximately 7.34 acres, located at 15305 6th Street, March Air Reserve Base, Moreno Valley, CA 92551, with the following Assessor Parcel Numbers:

294-080-006, 007, and 008

This activity may be undertaken over multiple years.

#### FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental 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, except in the event of a holiday.

#### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Stephanie Adams at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above on or before June 29, 2015 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 Marion Ashley in his capacity as the Chairman of the County of Riverside 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 appro-

val or the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the County of Riverside to allocate Project Based Vouchers for March Veterans Village on behalf of the County of Riverside.

#### **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.

6/12