

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

735



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
February 18, 2016

**SUBJECT:** Re-evaluation of the Environmental Assessment for U.S. Department of Housing and Urban Development Funded Proposal, Vista Montana Phase II Apartments in the City of Coachella, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, District 4, [50]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the attached Re-evaluation of Environmental Assessment for HUD-funded Proposals (Re-evaluation) prepared for the Vista Montana Phase II Apartments project, and conclude that all environmental factors considered in the original Environmental Assessment dated January 7, 2014 are still valid;
2. Find that, in accordance with the procedures set forth in 24 CFR 58.47 (b), after re-evaluating the Environmental Assessment dated January 7, 2014 for the Vista Montana Phase II Apartments project, the original environmental findings set forth therein are still valid and are hereby affirmed, no data or conditions upon which they were based have changed;

(Continued)

Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> HOME Investment Partnerships Act Funds	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2015/16

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Rohini Dasika  
**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: March 1, 2016  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:** 3.12 of 2/24/14; 3.10 of 2/11/14; 3.14 of 1/7/14 | **District:** 4 | **Agenda Number:**

3-8

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS  
DATE: 2/17/16

A-30  
 Positions Added  
 4/5  
 Change Order  
 Vote

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

Economic Development Agency

**FORM 11:** : Re-evaluation of the Environmental Assessment for U.S. Department of Housing and Urban Development Funded Proposal, Vista Montana Phase II Apartments in the City of Coachella, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, District 4, [\$0]

**DATE:** February 18, 2016

**PAGE:** 2 of 4

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Assistant County Executive Officer/EDA, or designee, to update the County of Riverside's (County) Environmental Review Record for the Vista Montana Phase II Apartments project to include the attached Re-evaluation and the County's determination based on its findings pursuant to 24 CFR 58.47 (b);
4. Authorize the Chairman of the Board to execute the attached Re-evaluation to be filed with the U.S. Department of Housing and Urban Development; and
5. Authorize the Assistant County Officer/EDA, or designee, to take all necessary steps to implement the Re-evaluation, including, but not limited to, signing subsequent necessary and relevant documents, subject to approval by County Counsel.

**BACKGROUND:**

**Summary**

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 in the approximate amount of \$650,000 (HOME funds). Chelsea desires to use the HOME funds to fill an existing project financing gap for the development and construction of an 80-unit multi-family affordable housing complex (Proposed Project) located on the South East corner of Bagdad Avenue and Libnan Street in the City of Coachella (Project Site). The Proposed Project is Phase II of a 136-unit development; Phase I consisted of 56 units which did not receive financial assistance from the County, was completed in January 2014, and is currently in operation. The total size of the Property Site is approximately 8.86 acres; the Proposed Project will utilize approximately 4.69 of the 8.86 acres. The Proposed Project will be comprised of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. The Proposed Project will be rented to and occupied by families with incomes that do not exceed 60% of the Riverside County Area Median Income, with a preference for farmworker families. Phase I and the Proposed Project 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 the Proposed Project will have common property management and share use of all site amenities. The owners of Phase I and the Proposed Project 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.

This is Chelsea's second request for HOME funds to be used towards Phase II. The original request was made in January of 2014 (Original Request), however, at that time Chelsea was unable to secure the necessary financing to develop the project, so the project was temporarily put on hold and no HOME funds were provided. In addition, the original scope of Phase II included the development of 52 units, which has now been increased to 80 units as part of the Proposed Project. Chelsea has provided evidence that all necessary financing has been secured to fully finance the Proposed Project, including a successful tax credit application to the California Tax Credit Allocation Committee (TCAC) for an allocation of low-income housing tax credits. The proceeds from the sale of tax credits will be used to finance Proposed Project costs.

The environmental effects of activities carried out with HOME funds must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in U.S.

(Continued)

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Economic Development Agency

**FORM 11:** : Re-evaluation of the Environmental Assessment for U.S. Department of Housing and Urban Development Funded Proposal, Vista Montana Phase II Apartments in the City of Coachella, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, District 4, [\$0]

**DATE:** February 18, 2016

**PAGE:** 3 of 4

**BACKGROUND:**

**Summary** (Continued)

Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibilities for environmental review, decision making and action that normally apply to HUD.

As a result, an Environmental Assessment was completed and adopted as part of Chelsea's Original Request for HOME funds on January 7, 2014 (2014 EA) by the County, as the responsible entity. However, when Chelsea first applied for HOME funds in January of 2014 they were proposing to build a 52 unit project and they are now proposing to build an 80 unit project. Before the County can commit HOME funds to the Proposed Project with an additional 28 units, not considered in the original finding, the County must re-evaluate the 2014 EA in accordance with 24 CFR section 58.47. The County of Riverside Economic Development Agency (EDA) has completed the applicable review procedures and has re-evaluated the potential effects of the Proposed Project on the environment. The attached Re-evaluation of Environmental Assessment for HUD-funded Proposals was prepared pursuant NEPA and the environmental procedures cited in 24 CFR Part 58.47, and EDA has found that, although the unit count of the proposed project increased by 28 additional units, all other environmental factors considered in the 2014 EA are still valid. In addition, EDA found that the original environmental findings set forth in the 2014 EA are still valid and should be affirmed and no data or conditions upon which they were based have changed. Pursuant to 24 CFR section 58.47 (b), since a Finding of No Significant Impact (FONSI) notice was published in connection with the 2014 EA, no further publication of a FONSI notice is required. A California Environmental Quality Act (CEQA) review was completed prior to the NEPA review. The City of Coachella acting as the lead agency, completed the entire CEQA review for a 144 unit development, as such no further CEQA action is required.

The estimated total cost for the Proposed Project is \$21,391,538. In addition to the proposed HOME Loan in the amount of \$650,000, additional sources of project financing will include a \$3,000,000 514 Loan from the United States Department of Agriculture, \$402,752 in the deferred developer's fee, a \$2,776,800 loan from the City of Coachella, and the balance of \$14,561,986 will come from tax credit equity financing.

Staff recommends that the Board adopt the attached Re-evaluation of the Environmental Assessment for HUD-funded Proposals (Vista Montana Phase II Apartments) including, but not limited to the findings contained therein. County Counsel has reviewed and approved as to form the attached Re-evaluation of the Environmental Assessment for HUD-funded Proposals (Vista Montana Phase II Apartments).

**Impact of Residents and Businesses**

Approving this item will have a positive impact on the citizens and businesses of the Eastern Coachella Valley. The Proposed Project is expected to generate construction, permanent maintenance and property management jobs, and provide affordable housing for residents of the County of Riverside.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund; the County's contribution to the proposed project will be fully funded with HOME Investment Partnerships Act funds from the U.S. Department of Housing and Urban Development.

**Attachments:**

(Commence on Page 4)

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Economic Development Agency

**FORM 11:** : Re-evaluation of the Environmental Assessment for U.S. Department of Housing and Urban Development Funded Proposal, Vista Montana Phase II Apartments in the City of Coachella, and Finding that the Original Findings in the Environmental Assessment are Still Valid and Affirmed, District 4, [\$0]

**DATE:** February 18, 2016

**PAGE:** 4 of 4

(Commence on Page 4)

**Attachments:**

- A. Re-evaluation of the Environmental Assessment for HUD-funded Proposals (Vista Montana Phase II Apartments) (HM4-13-004)
- B. Environmental Assessment for the Vista Montana Phase II Apartments (HM4-13-004), dated January 7, 2014

WHEN DOCUMENT IS FULLY EXECUTED RETURN  
**CLERK'S COPY**  
to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.



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

**Re-evaluation of  
Environmental Assessment  
for HUD-funded Proposals**

(24 CFR 58.47. Re-evaluation of environmental assessments and other environmental findings.)

**Project Identification:** Vista Montana Phase II Apartments (HM4-16-001)

**Preparer:** Juan Garcia, Housing Specialist

**Responsible Entity:** County of Riverside

**Month/Year:** January/2016

MAR 01 2016 38

## Re-evaluation of Environmental Assessment

**Responsible Entity:** Riverside County Economic Development Agency

[24 CFR 58.2(a)(7)]

**Certifying Officer:** John J. Benoit, Chairman, Riverside County Board of Supervisors

[24 CFR 58.2(a)(2)]

**Project Name:** Vista Montana Phase II Apartments

**EA Date:**

**RROF Date Sent to HUD:**

**HUD Authorization to Use Funds Approval Date:**

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

**Estimated total project cost:** \$21,391,538

**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

### **Description of the Original Proposal:**

Chelsea was originally proposing to build a 52 unit affordable multifamily apartment complex, comprised of 12 one-bedroom units, 24 two-bedroom units, and 16 three-bedroom units, located in the City of Coachella. The proposed project was going to target individuals and families with incomes which are no more than 60% of the Riverside County Area Median Income..

Original budget was \$13,197,531. Funding sources included: a \$500,000 County HOME loan, 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 \$7,930,813 from tax credit equity financing.

### **Description of Project Changes Reflected In this Re-evaluation:**

Revised proposed project is an 80 unit multi-family apartment complex, comprised of 16 one-bedroom units, 40 two-bedroom units, and 24 three-bedroom units. The proposed project will be rented to and occupied by farmworker families with incomes that do not exceed 60% of the Riverside County Area Median Income.

The revised budget is \$21,391,538. Funding sources include a \$650,000 County HOME loan, a \$3,000,000 514 loan from the United States Department Agriculture, \$402,752 in the deferred

developer's fee, a \$2,776,800 loan from the City of Coachella, and \$14,561,986 from tax credit equity financing.

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In accordance with the provisions of 24 CFR 58.47 relative to this re-evaluation, it is the finding of the Responsible Entity, that [check one of the following 2 options]:

1.  **Re-evaluation of the project under Sec. 58.47 is not required.**

The scope, scale, nature, magnitude and location of the project are substantially unchanged from that as originally reviewed and approved; no new circumstances or environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions, have been discovered; and the selection of an alternative not in the original finding is not being proposed. The same conditions that previously applied to the project remain unchanged.

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2.  **Re-evaluation of the project under Sec. 58.47 is required because (select one):**

- The amendment substantially changes the nature, magnitude or extent of the project/program, including adding new activities not anticipated in the original scope;
- There are new circumstances and environmental conditions which affect the project/program or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
- An alternative has been selected not considered in the original finding.

Explain the changes, circumstances or alternative that triggers this re-evaluation:

An Environmental Assessment was completed for Vista Montana Phase II Apartments in January 7, 2014 (2014 EA) by the County of Riverside when Chelsea Investment Corporation (Chelsea) first applied for County HOME funds in the amount of \$500,000, but Chelsea was not able to secure the necessary financing to develop the proposed project and the proposed project was temporarily put on hold. Chelsea is now re-applying for County HOME funds in the amount of \$650,000 and has provided evidence that all necessary financing has been secured for a successful tax credit application to develop the proposed project. However, when Chelsea first applied for HOME funds in 2014 they were proposing to build a 52 unit project and they are now proposing to build an 80 unit project.

Re-evaluation has been undertaken and the findings in the ERR have been updated per Sec. 58.47(b) as follows:

The Riverside County Economic Development Agency (EDA) has re-evaluated the 2014 EA in accordance with 24 CFR Part 58.47 to account for Chelsea's changes to the proposed project. Although the unit count of the proposed project increased by 28 additional units, the EDA concluded that all environmental factors considered in the 2014 EA are still valid. The increased in the budget and HOME funds can be explained by the increased in units

Having undertaken the procedures in 58.47(b), it is determined that (select one):

- The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared. **Note: If this box is checked, CD Specialists must wait until the entire process of completing the checklists, publication and ROF is completed before signing below.**

<b>Preparer's signature:</b>	
I certify to the accuracy of the above statement(s).	
_____	Date: _____
<b>Juan Garcia, Senior Development Specialist</b>	
<b>Responsible Entity:</b>	
Signed by: _____	Date: <u>3/1/16</u>
<b>John J. Benoit</b> <b>Chairman, Riverside County Board of Supervisors</b>	

FORM APPROVED COUNTY COUNSEL  
BY: Charles R. Brown 2-16-16  
JHAILA R. BROWN DATE

ATTEST:  
KECIA HARPER-IHEM, Clerk  
By: [Signature]  
DEPUTY





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

**Preparer:** Juan Garcia, Housing Specialist

**Responsible Entity:** County of Riverside

**Month/Year:** December/ 2013

JAN 07 2014 314

**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:** 1/7/14

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

ATTEST:  
KECIA HARPER-IHEM, Clerk  
By   
DEPUTY

**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
<b>Historic Preservation</b> [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>
<b>Floodplain Management</b> [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>
<b>Wetlands Protection</b> [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 <a href="http://www.fws.gov/wetlands/Wetlands-Mapper.html">http://www.fws.gov/wetlands/Wetlands-Mapper.html</a></i>
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	A	There are no Coastal Zones within the County of Riverside.  <i>Source:</i> <i>Staff Review – December 2013</i>

<p><b>Sole Source Aquifers</b> [40 CFR 149]</p>	<p>A</p>	<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>Source: <i>Designated Sole Source Aquifers in EPA Region IX</i> <a href="http://www.epa.gov/safewater/sourcewater/pubs/grg_ssamap_reg9.pdf">http://www.epa.gov/safewater/sourcewater/pubs/grg_ssamap_reg9.pdf</a></p>
<p><b>Endangered Species Act</b> [50 CFR 402]</p>	<p>A</p>	<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>Source: <i>California Department of Fish and Game, California Natural Diversity Database</i> <a href="http://www.dfg.ca.gov/biogeodata/cnddb/">http://www.dfg.ca.gov/biogeodata/cnddb/</a> <i>Coachella Valley Multiple Species Habitat Conservation Parcel Report</i> <a href="http://www.cvmshcp.org/parcel_lookup_nocookie.php?find">http://www.cvmshcp.org/parcel_lookup_nocookie.php?find</a></p>
<p><b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]</p>	<p>A</p>	<p>The project is not located within one mile of a listed Wild and Scenic Rivers according to the National Wild and Scenic River Systems.</p> <p>Source: <i>National Wild and Scenic Rivers System</i> <a href="http://www.rivers.gov/rivers/california.php">http://www.rivers.gov/rivers/california.php</a></p>
<p><b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]</p>	<p>A</p>	<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>Source: <i>U.S. Environmental Protection Agency Nonattainment Areas</i> <a href="http://www.epa.gov/oar/oaqps/greenbk/mapnpoll.html">http://www.epa.gov/oar/oaqps/greenbk/mapnpoll.html</a></p>
<p><b>Farmland Protection Policy Act</b> [7 CFR 658]</p>	<p>A</p>	<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>Source: <i>The Riverside County Land Information System</i> <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>

<b>Environmental Justice</b> [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>Source:  <i>Staff Review – December 2013</i></p>
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**HUD Environmental Standards Status (A/B) Determination and Compliance Documentation**

<b>Noise Abatement and Control</b> [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>Source:  <i>Staff Review – December 2013</i></p>
<b>Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases</b> [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>Source:  <i>State Water Resources Control Board Geo Tracker</i>  <a href="http://www.geotracker.swrcb.ca.gov">http://www.geotracker.swrcb.ca.gov</a></p>
<b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [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>Source:  <i>State Water Resources Control Board Geo Tracker</i>  <a href="http://www.geotracker.swrcb.ca.gov">http://www.geotracker.swrcb.ca.gov</a></p>
<b>Airport Clear Zones and Accident Potential Zones</b> [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>Source:  <i>The Riverside County Land Information System</i>  <a href="http://www3.tma.co.nverside.ca.us/pa/rclis/print.htm">http://www3.tma.co.nverside.ca.us/pa/rclis/print.htm</a></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> City of Coachella staff report City of Coachella General Plan
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> Staff Review – December 2013
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> The Riverside County Land Information System <a href="http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm">http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm</a>
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> Staff Review – December 2013
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> Geotechnical Investigation Report (LandMark Geo-Engineers and Geologists, September 2011)
Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the proposed project. The project area is not located in areas subject to liquefaction.  <i>Source:</i> The Riverside County Land Information System <a href="http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm">http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm</a>
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>

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
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**

	<b>Code</b>	<b>Source or Documentation</b>
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>
<p><u>Public Safety</u> - Police</p>	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> <a href="http://www.coachella.org/departments/police-department">http://www.coachella.org/departments/police-department</a></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> <a href="http://www.coachella.org/departments/fire-department">http://www.coachella.org/departments/fire-department</a></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>
<p><u>Open Space and Recreation</u> - Open Space</p>	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> <i><a href="http://coastalmanagement.noaa.gov/">http://coastalmanagement.noaa.gov/</a></i>
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> <i><a href="http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.html">http://www3.tlma.co.riverside.ca.us/pa/rclis/viewer.html</a></i>

### 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. Based 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 an assessment of site stratigraphy (if any is present) during excavation (e.g., by documenting cultural components visible in the sidewalls of the excavation).

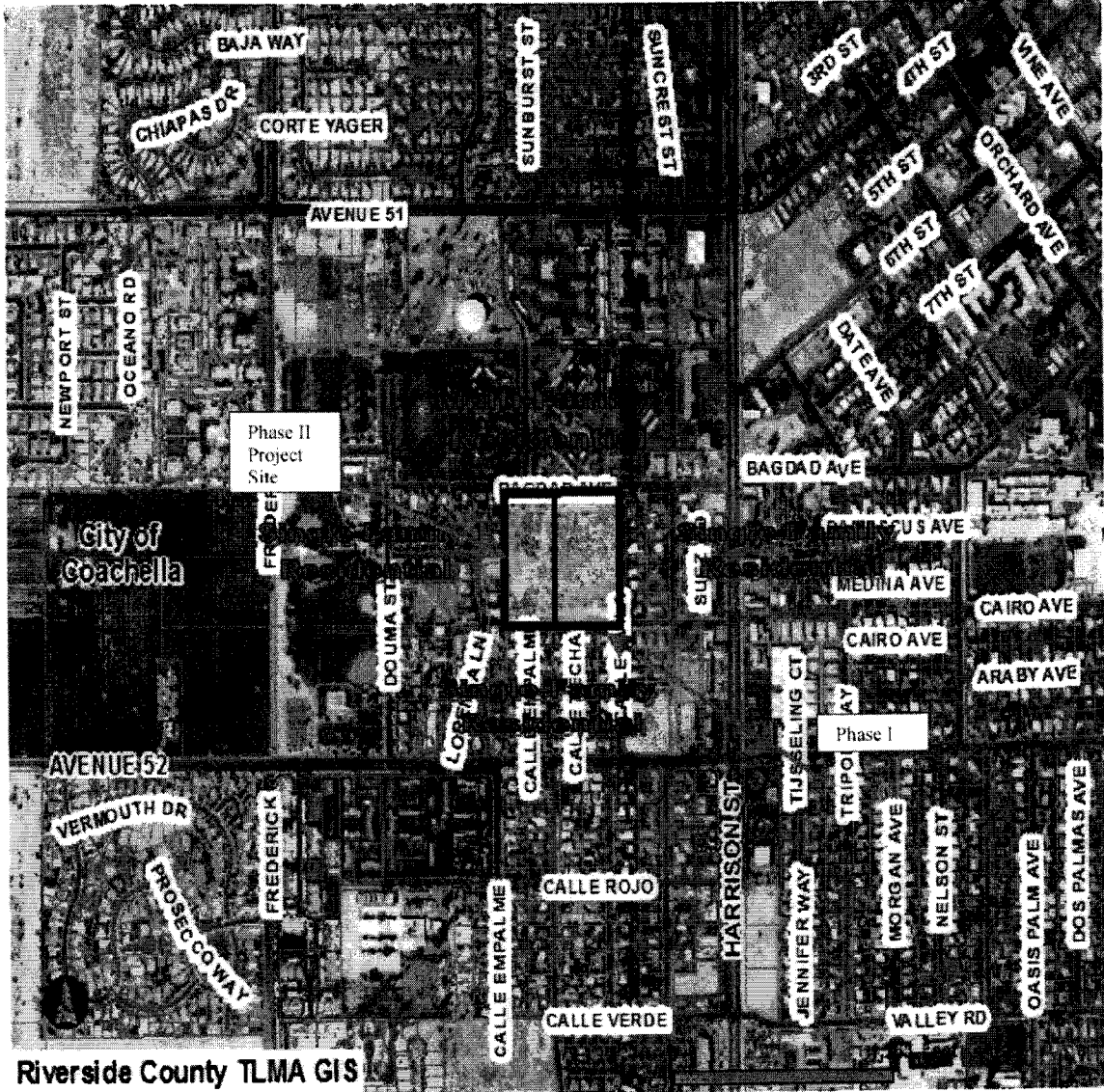
#### **Additional Studies Performed**

- 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/biog@odata/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)



Riverside County TLMA GIS

# 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. 10/31/2014)

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

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

1. Program Title(s) HOME Investment Partnerships Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) M-11-12-13-UC-06-0530
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity Riverside County Board of Supervisors c/o Riverside County EDA 5555 Arlington Avenue Riverside, CA 92504 Attn: John Aguilar	
6. For information about this request, contact (name & phone number) Juan Garcia (951) 343-5473	7. Name and address of recipient (if different than responsible entity) N/A	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing & Urban Development Community Planning and Development 611 W.6th St., Ste. 800, Los Angeles, CA 90017		

**The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following**

9. Program Activity(ies)/Project Name(s) Vista Montana Phase II Apartments	10. Location (Street address, city, county, State) 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.
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### 11. Program Activity/Project Description

Chelsea Investment Corporation (Chelsea), a for-profit corporation, has applied for \$500,000 in HOME funds to develop 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 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. Both Phase I and 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 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.

JAN 07 2014 3-14

**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 I 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 <b>JEFF STONE</b> Chairman, Riverside County Board of Supervisors
	Date signed 1/7/14
X Address of Certifying Officer <i>Jeff Stone</i>	ATTEST: KECIA HARPER-IHEM, Clerk By <i>[Signature]</i> DEPUTY
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 I and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

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

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



**Authority to Use  
Grant Funds**

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



FY-14-CPD-040

<b>To:</b> (name & address of Grant Recipient & name & title of Chief Executive Officer) Jeff Stone Chairman County Board of Supervisors County of Riverside 5555 Arlington Ave. Riverside, CA 92504	<b>Copy To:</b> (name & address of Sub Recipient or Secondary Contact) Juan Garcia County of Riverside 5555 Arlington Ave. Riverside, CA 92504
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We received your Request for Release of Funds and Certification, form HUD-7015.15 on	1/13/2014
Your Request was for HUD/State Identification Number	M-11/12/13-UC-06-0530

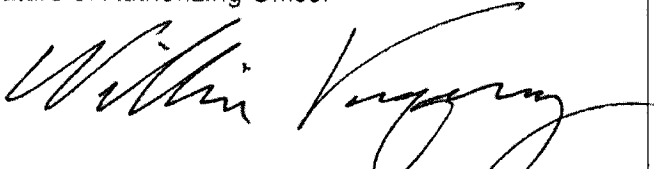
All objections, if received, have been considered and the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

**Project/Activity:**  
Vista Montana Phase II Apartments

**Location:**  
Southeast corner of Bagdad Avenue and Libnan Street in the City of Coachella, Assessor Parcel Number: 768-230-003

**Funding Source:**  
HOME

**Comments:**

Typed Name of Authorizing Officer: William G. Vasquez, Director Office of CPD Los Angeles Field Office	Signature of Authorizing Officer 	Effective Release Date: 1/29/2014
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EO: **Action Number: FY-14-CPD-040**  
form HUD-7015.16 (2/94)  
ref. Handbook 6513.0