

SUBMITTAL TO THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
10.1  
(ID # 6907)

MEETING DATE:  
Tuesday, June 5, 2018

FROM : HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY (HA): Approval of the Request for Release of Funds for U.S. Department of Housing and Urban Department Veterans Affairs Supportive Housing (VASH) Project Based Vouchers for Veterans Village of Cathedral City, located in Cathedral City, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve the attached Request for Release of Funds (RROF); and
2. Authorize the Chairman of the Board of Commissioners to execute the attached RROF to be filed with the United States Department of Housing and Urban Development (HUD).

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD 5/15/2018

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MINUTES OF THE BOARD OF COMMISSIONERS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: June 5, 2018  
xc: Housing Authority

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b>	17/18

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

**BACKGROUND:**

**Summary**

Urban Housing Communities, a limited liability company and affordable housing developer (Developer), proposes to develop a 60 unit affordable rental housing project (Proposed Project), located in Cathedral City, on the corner of Landau Boulevard and Vega Road, identified Assessor's Parcel Number(s) 678-060-001 through 005 and 678-060-050 through 053 (Project Site). The Proposed Project will be located on approximately 9 acres of vacant land. The Developer was awarded 59 HUD Veterans Affairs Supportive Housing (VASH) Project Based Vouchers (PBV's) through a competitive U.S. Department of Housing and Urban Development (HUD) Notice of Funding Availability (NOFA) from an application submitted to HUD by the Housing Authority of the County of Riverside (HACR). The 59 HUD VASH PBV's will serve as a rental subsidy for veterans experiencing homelessness. There is a companion item before the Board of Supervisors of even date herewith relating to this matter.

The Proposed Project will consist of a 60 unit affordable housing multi-family apartment complex, comprised of 48 one-bedroom units and 12 two-bedroom units. One 1-bedroom unit will be set-aside for an on-site manager. Except for the on-site managers unit, the apartments will be rented to and occupied by qualified low-income residents whose incomes do not exceed 50% of the area median income for the County of Riverside. The Proposed Project will consist of 8 two-story buildings, a 2,571 square foot community center, laundry facilities and 100 residential parking spaces. The Veterans Affairs Loma Linda will provide on-site supportive services.

The estimated total cost of the Proposed Project is \$27,005,772. Anticipated sources of funds include: Construction Loan from Citibank in the amount of \$2,074,000, tax credit equity in the amount of \$9,574,052, a Veterans Housing and Homeless Prevention Loan from the California Department of Housing and Community Development in the amount of \$9,850,000, land donation from Cathedral City valued at \$1,568,160, a Home Depot Grant in the amount of \$1,160,000 and a loan from Cathedral City in the amount of \$318,352 and a gap in financing in the amount of \$2,461,208, in which Developer is researching possible funding opportunities. Developer does not have a formal commitment for the anticipated sources of financing, with the exception of the land donation from Cathedral City, however in anticipation of submitting an

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

application for the Veterans Housing and Homeless Prevention loan it is a requirement from the California Department of Housing and Community Development that Proposed Project complete all necessary environmental clearances.

Since the HUD VASH PBV's are derived from federal funds awarded by HUD, environmental review pursuant to the National Environmental Protection Act (NEPA) must be conducted. Pursuant to NEPA regulations, a Responsible Entity (RE) authorized to conduct an Environmental Assessment must either be a state, county or city with jurisdiction over the project location. The Housing Authority is not the RE under NEPA. The County of Riverside Economic Development Agency (EDA) as the proper RE for purposes of NEPA has adopted the attached Environmental Assessment (EA) prepared by AEM Consulting and determined based on the findings set forth therein that the Proposed Project will not have a significant impact on the environment. The attached EA was prepared pursuant to environmental procedures set forth in 24 CFR Sections 58.5, 58.6, and 58.47. HUD also requires that the recipient of federal funds complete and execute a Request for Release of Funds (RROF), certifying to agree and abide by special conditions, procedures and requirements of the environmental review. The VASH vouchers provided by the HACR for the Project are strictly for a rental subsidy that will be utilized by the Developer upon completion of the Proposed Project. On May 15, 2018, the attached Public Notice of a Finding of No Significant Impact on the Environment and Intent to Request a Release of Funds was published in connection with the project in accordance with 24 CFR Sections 58.43 and 58.45.

Pursuant to the California Environmental Quality Act (CEQA), the Request for Release of Funds Program was reviewed and determined to be not a "project" subject to California Environmental Quality Act ("CEQA") (CEQA Guidelines, 15378). This action is not approval of the proposed affordable housing project; but is merely to request release of funding that is for only a portion of the funding that would be necessary in order to further the proposed project. Any CEQA analysis will be completed before any development could occur. The project is a request by HACR to HUD for the release of federal funds relating to the award of project based vouchers and a certification by HACR that HACR agrees and abides by special conditions, procedures and requirements of the environmental review. The submission of the Request for Release of Funds to HUD is a condition precedent to the release of federal funds pursuant to 24 CFR section 58.71. Before development occurs on any particular site, all environmental issues will be analyzed by the appropriate lead agency under the California Environmental Quality Act (CEQA).

County Counsel has reviewed and approved as to form the attached Request for Release of Funds. Staff recommends that the Board of Commissioners approve the attached Request for Release of Funds in connection with the VASH Project Based Vouchers.

**Impact on Residents and Businesses**

The development and construction of Veterans Village of Cathedral City will have a positive impact on the citizens, community members and businesses. The Proposed Project is expected

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

to generate construction, maintenance and property management jobs as well as provide affordable housing for residents in the County of Riverside.

**Additional Fiscal Information**


The Proposed Project will not have an impact on the General Funds.

**Attachments:**

- Public Notice
- Environmental Assessment (prepared by AEM Consulting)
- Environmental Assessment (County of Riverside)
- Request for Release of Funds

RF:HM:CH:MW:JG:SA

  
Rohini Baswa, Principal Management Analyst 5/29/2018

  
Gregory V. Priamos, Director County Counsel 5/23/2018

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05/15/2018

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CNS 3131631

#### PUBLIC NOTICE

MAY 15, 2018

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 5, 2018, 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, to undertake the following project:

PROJECT NAME: Veterans  
Village of Cathedral City

PURPOSE: The project activity includes the allocation of Fifty Nine (59) HUD VASH Project Based Vouchers to Urban Housing Communities, which will serve as a rental subsidy for Veteran households referred to the Housing Authority of the County of Riverside from the Veterans Affairs Loma Linda Veterans Village of Cathedral City will consist of the construction of a 60-unit apartment complex and Community Center, located in Cathedral City. The proposed project will consist of 48 one-bedroom units and 12 two-bedroom units. The units will be rented to low-income Veteran households whose incomes do not exceed 50% of the area median income for the County of Riverside.

LOCATION: The project site is located on the corner of Landau Boulevard and Frank Road on approximate 9 acres of vacant land.

APN: 678-060-001 through 005 and 678-060-050 through 053.

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 County 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 May 30, 2018 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 Chuck Washington 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 approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the County of Riverside to allocate the VASH Project Based Vouchers.



**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 300 N. Los Angeles Street, Suite 4054, Los Angeles, California 90012. 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.

5/15/18

CNS-3131631#

**THE PRESS ENTERPRISE**



U.S. Department of Housing  
and Urban Development  
Los Angeles Field Office  
300 N. Los Angeles, Suite 4054  
Los Angeles, CA 90012

## **Environmental Assessment for HUD-funded Proposals**

Recommended format per 24 CFR 58.36, revised March 2005  
[Previously recommended EA formats are obsolete].

**Project Identification:** Veterans Village of Cathedral City

**Preparer:** Stephanie Adams, Senior Development Specialist

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

**Month/Year:** April 30, 2018

## Environmental Assessment]

**Responsible Entity:** County of Riverside Economic Development Agency  
[24 CFR 58.2(a)(7)]

**Certifying Officer:** Chuck Washington, Chairman, County of Riverside Board of Supervisors  
[24 CFR 58.2(a)(2)]

**Project Name:** Veterans Village of Cathedral City

**Project Location:** Corner of Landau Boulevard and Frank Road  
Assessor's Parcel Numbers: 678-060-001 through 005 and 678-060-050 through 053

**Estimated total project cost:** \$27,005.952

**Grant Recipient:** Urban Housing Communities  
[24 CFR 58.2(a)(5)]

**Recipient Address:** 200 E. Fourth Street, Suite #205, Santa Ana, CA 92705

**Project Representative:** John Bigley, President

**Telephone Number:** Phone: 714-835-3955  
Email: jbigley@uhcllc.net

**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)]

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed by AEM Consulting on March 15, 2018. The County of Riverside Economic Development Agency ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

- 1) There are no substantial changes in nature, magnitude or extent of the project;
- 2) There are no new circumstances and environmental conditions which may affect the project or have a bearing on its impact; and
- 3) The recipient has not proposed the selection of an alternative not in the original finding.

Additionally, the County hereby incorporates by reference, the attached EA completed by AEM Consulting.



**FINDING:** [58.40(g)]

**X 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:** 5/23/18  
**Name/Title/Agency:** Stephanie Adams, Senior Development Specialist, Economic Development Agency

**RE Approving Official Signature:** Chuck Washington **Date:** 6/5/18  
**Name/Title/ Agency:** Chuck Washington, Chairman, County of Riverside Board of Supervisors

ATTEST:

KECIA HARPER-IHEM, Clerk

By

Michelle Bayton  
DEPUTY

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

Urban Housing Communities, ("Developer"), a limited liability company, is proposing to use Fifty Nine (59) U.S. Department of Housing and Urban Development VASH Project Based Vouchers for the development and construction of a 60-unit apartment complex to be rented and occupied by veteran households.

**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 will consist of 48-one bedroom units and 12 two-bedroom units. The square footage of the units are as follows: one-bedroom 661 to 692 square feet and the two-bedrooms are 887 square feet. One 1-bedroom unit will be set-aside for an on-site manager. Apartment amenities will include a covered patio/balcony, dishwasher, refrigerator and stove. One hundred parking spaces will be designated to the project. The proposed project will consist of eight (8) two-story buildings.

On-site amenities to be constructed will include a 2,571 square foot community center, which will be equipped with a full kitchen, computer lab, manager's office and a service provider's office. There will also be an outdoor barbeque/picnic area and a swimming pool. Laundry rooms will be located on each floor and each room will contain four washers and dryers. The apartment units will be rented to low- income veteran households whose incomes do not exceed 50% of the area median income for the County of Riverside.

**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 9 acre site is flat vacant land. To the West of the site is Landau Boulevard, to the North Vega Road, to the east Galardo Road and to the South Corta Road. The site is surrounded by single family residential properties to the East and West, and Mnt San Jacinto High School to the South and a Salvation Army to the North.

# 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. 03/31/2020)

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) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Economic Development Agency 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) <b>Stephanie Adams</b>	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

**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>Veterans Village of Cathedral City-HUD VASH Project Based Vouchers</b>	10. Location (Street address, city, county, State) The project site is located on 9 acres of vacant land on the corner of Landau Boulevard and Frank Road with Assessor Parcel Numbers 678-060-001 through 005 and 678-060-050 through 053
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### 11. Program Activity/Project Description

The project activity includes the use of 59 HUD VASH Project Based Vouchers to Urban Housing Communities for the construction of a 60 unit affordable rental housing project for veteran households located in Cathedral City. The proposed project will consist of 48 one-bedroom units and 12 two-bedroom units. One 1-bedroom unit will be set-aside for an on-site manager. The units will be rented to low-income veteran households and will provide a variety of supportive services. The proposed project will consist of a 2,571 square foot community room, a swimming pool and barbeque area. The estimated total project cost for the development is \$27,005,772 and the anticipated sources of funds include a construction loan from Citibank in the amount of \$2,074,000, tax credit equity in the amount of \$9,574,052, a Veterans Housing and Homeless Prevention Loan from the California Department of Housing and Community Development in the amount of \$9,850,000, land donation from Cathedral City valued at \$1,568,160, a Home Depot grant in the amount of \$1,160,000 and a loan from Cathedral City in the amount of \$318,352 and a current gap in financing in the amount of \$2,461,208.

JUN 05 2018 10.1


**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  X 	Title of Certifying Officer Chuck Washington, Chairman, Riverside County Board of Supervisors
	Date signed 6/5/18
Address of Certifying Officer	


ATTEST:  
KECIA HARPER-JEM, Clerk  
By: 

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

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

Signature of Authorized Officer of the Recipient  X 	Title of Authorized Officer Chuck Washington, Chairman, Riverside County Board of Commissioners
	Date signed 6/5/18

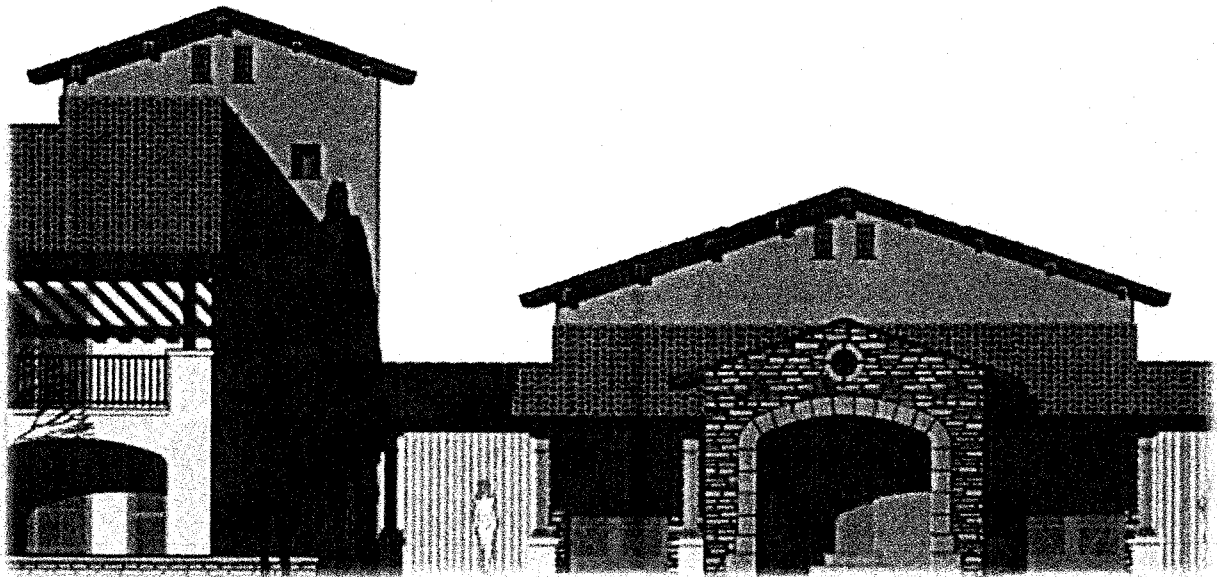
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

FORM APPROVED COUNTY COUNSEL  
BY:  5/21/18  
JHAILA R. BROWN DATE

# Environmental Assessment

## Veterans Village at Cathedral City

NE Corner of Corta & Landau  
Cathedral City, Riverside County  
California 92234



*Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58*

March 2018



U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

Environmental Assessment  
Determinations and Compliance Findings for HUD-assisted Projects  
24 CFR Part 58

Project Identification: Veterans Village at Cathedral City  
NE Corner of Corta & Landau  
Cathedral City, Riverside County, California 92234

Responsible Entity: County of Riverside

Preparer: AEM Consulting

Month/Year: March 2018

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- Appendix F – Historic Preservation
- Appendix G – Noise



U.S. Department of Housing and Urban Development  
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Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

## Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

### Project Information

Project Name: Veterans Village at Cathedral City

Responsible Entity: County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Riverside  
5555 Arlington Avenue  
Riverside, CA 92504

State/Local Identifier:

Preparer: Cinnamon Crake, Associate, AEM Consulting

Certifying Officer Name and Title:

Consultant (if applicable): AEM Consulting  
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(707) 523-3710  
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Direct Comments to: Stephanie Adams  
Senior Development Specialist  
(951) 343-5455  
[sjadams@rivco.org](mailto:sjadams@rivco.org)

Project Location: NE Corner of Corta & Landau  
Cathedral City, Riverside County, California 92234  
(APNs 678-060-001 thru -005, & 678-060-049 thru -053)

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

The purpose of the proposal is to increase the number of affordable housing units in the Cathedral City, Riverside County, California. An additional 60 units of affordable housing specifically for Veterans will be accomplished by implementing the proposed project.

### Regional Outlook

Southern California Association of Governments (SCAG) has a long range planning document titled *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* that serves as a blueprint for how the region will grow, and how investment in transportation infrastructure will provide more choices, strengthen the economy, promote a healthy environment, and support thriving communities.

In the vision for the region in 2040, many communities are more compact and connected seamlessly by numerous public transit options, including expanded bus and rail service. People live closer to work, school, shopping and other destinations. Their neighborhoods are more walkable and safe for bicyclists. They have more options available besides driving alone, reducing the load on roads and highways. People live more active and healthy lifestyles as they bike, walk or take transit for short trips. Goods flow freely along roadways, highways, rail lines and by sea and air into and out of the region—fueling economic growth

The 2016 RTP/SCS plans for focusing new growth around transit, which is supported by the following policies: identifying regional strategic areas for infill and investment; structuring the Plan on centers development; developing “Complete Communities”; developing nodes on a corridor; planning for additional housing and jobs near transit; planning for changing demand in types of housing; continuing to protect stable, existing single-family areas; ensuring adequate access to open space and preservation of habitat; and incorporating local input and feedback on future growth. These policies support the development of:

- High Quality Transit Areas (HQTAs): areas within one-half mile of a fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes or less during peak commuting hours. While HQTAs account for only three percent of total land area in SCAG region, they are planned and projected to accommodate 46 percent of the region’s future household growth and 55 percent of the future employment growth.
- Livable Corridors: arterial roadways where jurisdictions may plan for a combination of the following elements: high-quality bus frequency; higher density residential and employment at key intersections; and increased active transportation through dedicated bikeways.
- Neighborhood Mobility Areas (NMAs): strategies are intended to provide sustainable transportation options for residents of the region who lack convenient access to high-frequency transit but make many short trips within their urban neighborhoods. NMAs are conducive to active transportation and include a “Complete Streets” approach to roadway improvements to encourage replacing single- and multi-occupant automobile use with biking, walking, skateboarding, neighborhood electric vehicles and senior mobility devices.

### Housing Needs

As a Council of Governments, SCAG is required by California housing law to conduct a Regional Housing Needs Assessment (RHNA) every eight years. This assessment determines future housing needs for every jurisdiction in

a given region for a specific time period. This determination is referred to as the RHNA allocation, which represents projected housing needs for an eight-year period, as required by state law. For our region, the most recent RHNA allocation, also known as the fifth RHNA cycle, was adopted by the SCAG's Regional Council in October 2012 and it covers a projection period between January 2014 and October 2021. The RHNA allocation breaks down housing needs into four income categories: very low (less than 50 percent of the county's median income); low (50 to 80 percent of the median); moderate (80 to 120 percent); and above moderate (more than 120 percent). For the fifth RHNA cycle, the regional RHNA allocation was 412,137 units, broken down as follows: 100,632 very low; 64,947 low; 72,053 moderate; and 174,505 above moderate.

However, although these housing units are planned and zoned for, available data sources indicate that the supply of affordable housing has not met needs, despite strong building activity for market rate housing. For example, during the last RHNA cycle (2006–2014), nearly 22,000 units were constructed using Low Income Housing Tax Credits (LIHTC), a rough benchmark in affordable housing building activity for households with very low income. This building activity represents about 12 percent of the 165,457 units in this category regionally. In contrast, more than 150,000 single-family homes, most likely suitable for the above moderate income category, representing more than 52 percent of the 293,547 above moderate units needed, were built over the same period. A similar trend can be seen in the first two years after the adoption of the fifth cycle RHNA (2013 and 2014), with barely 2,000 units of new construction reporting use of LIHTC while nearly 30,000 single-family units have been built during this time. No new construction using LIHTC was reported in 2014. Although LIHTC has historically been used in about one out of five new multifamily construction, this data suggests that market rate building activity is far stronger than building activity for very low income households and that the need for affordable housing continues to increase.

Source: (1)

### Local Perspective

According to the Southern California Association of Governments (SCAG), Regional Housing Needs Allocation 2014 to 2021, the City of Cathedral City should add 600 units of housing in order to meet the needs for affordable housing.

Table 1 Regional Housing Needs Assessment

Income Group	RHNA Allocation
Extremely Low	71
Very Low	70
Low	95
Moderate	110
Above Moderate	254
<b>Total:</b>	<b>600</b>

Source: (2)

### Significance

NEPA and CEQA define significance in different terms. CEQA requires that environmental documents actually reach a conclusion regarding significance, NEPA reserves conclusions regarding significance for the EA/FONSI and generally do not make significance findings on specific effects/impacts when the proposal is analyzed. This

Environmental Assessment refers to significance determinations but normally NEPA does not; therefore specific significance determinations in this document may be made under CEQA definitions. This Environmental Assessment describes each specific impact in common language that is consistent with both NEPA and CEQA practice. The term "Less than significant" as defined under CEQA and used herein is synonymous with "No Adverse Impact" as used under NEPA.

#### Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Veterans Village at Cathedral City, Riverside County, California 92234 (APN 071-0-040-180): The project is new construction of 60 units of affordable housing in eight (8), two story buildings on a 9 acre, 10 parcel lot. The buildings will contain 48 one-bedroom units and 12 two-bedroom units, a 2,571 square foot community center in between and laundry facilities. A total of 100 onsite parking spaces (including 4 ADA compliant disabled spaces) will be provided.

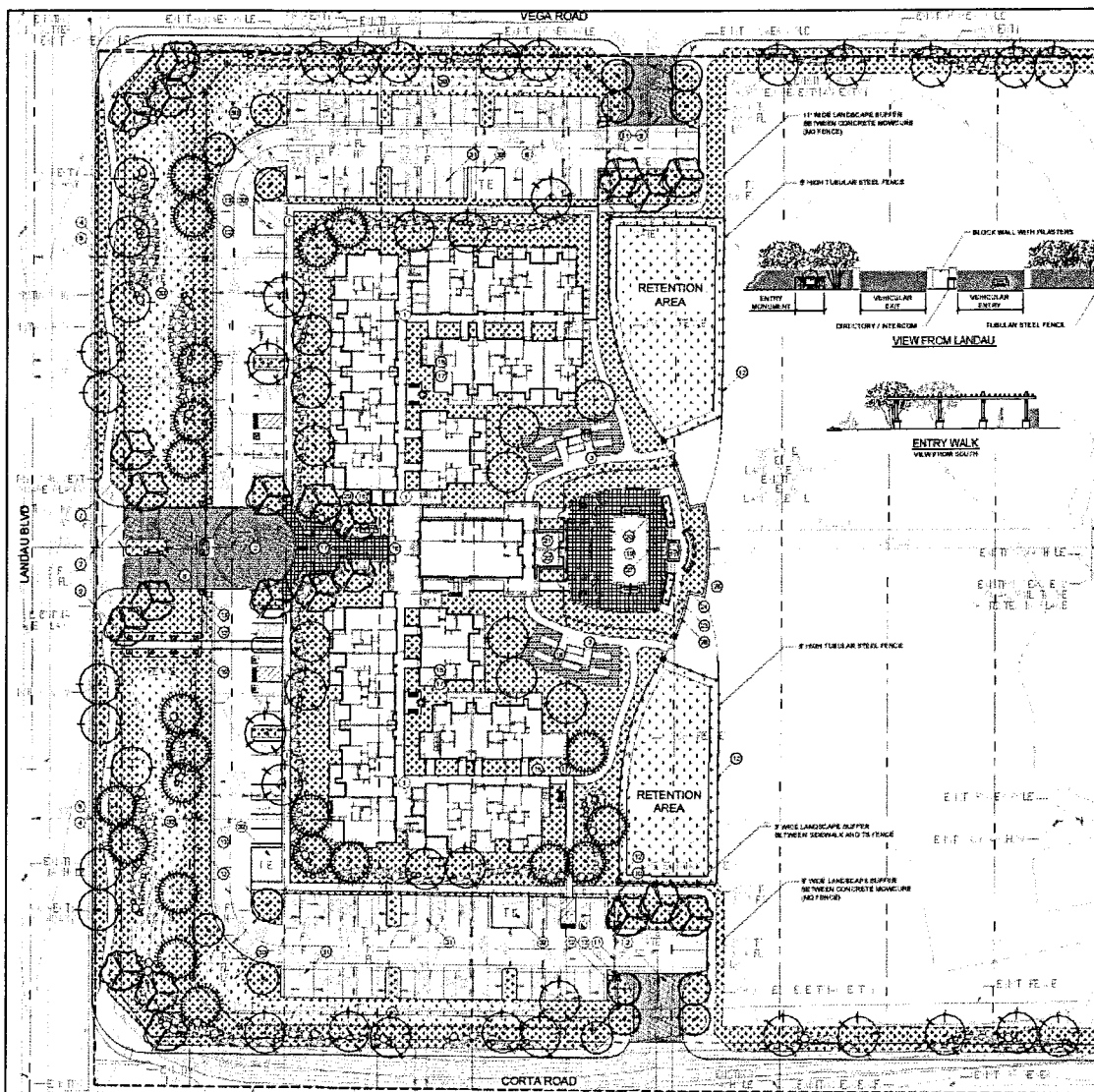


Figure 1 Site Plan

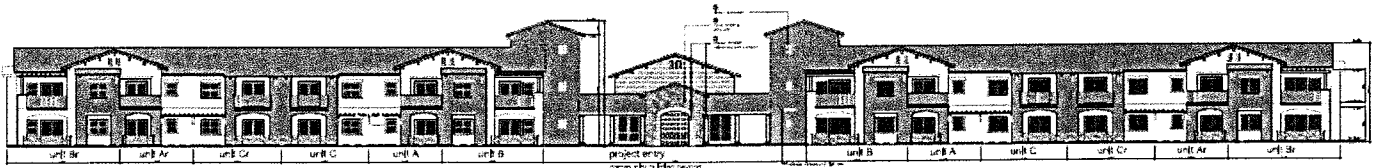


Figure 2 West Elevation (Landau Blvd.)

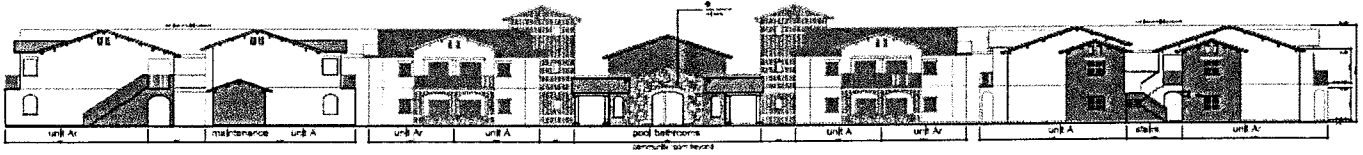


Figure 3 East Elevation

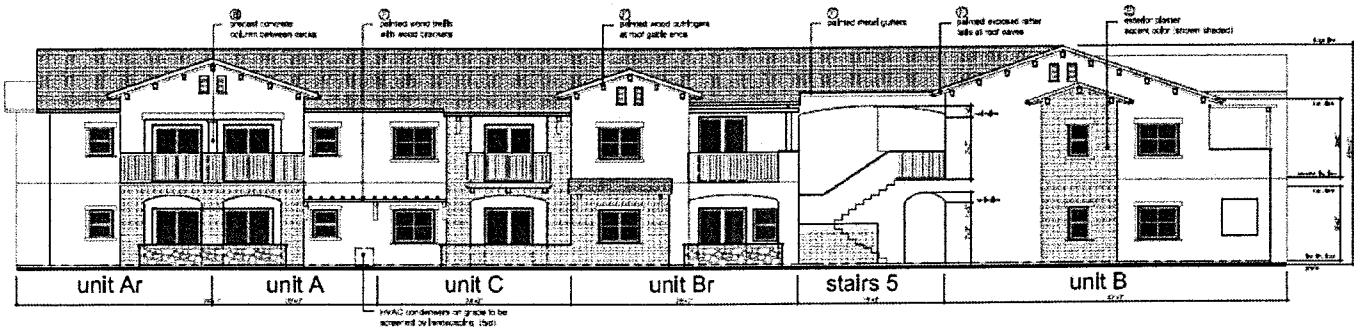


Figure 4 North Elevation (Vega Rd)

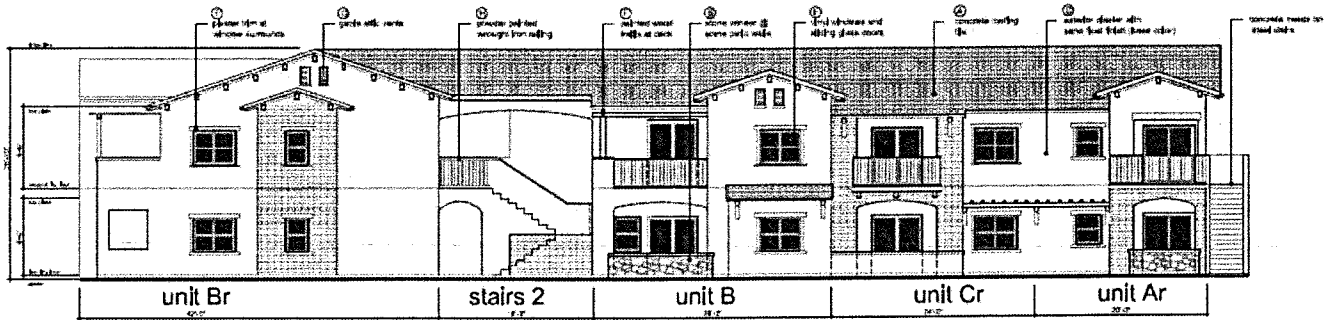


Figure 5 South Elevation (Corta Rd)

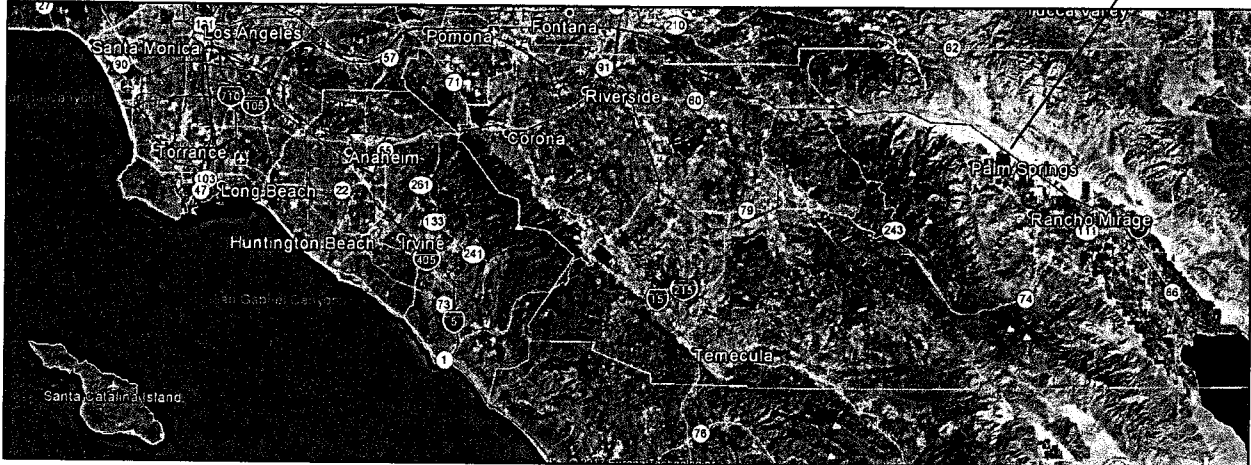
The project includes all work described in the attached plans and drawings for architectural, civil, electrical, mechanical, plumbing and landscape work (see Appendix A).

Source: (3)

### Project Location

Veterans Village at Cathedral City  
Corta & Landau  
Cathedral City, Riverside County CA 92234

Site



Map 1 Region



Map 2 Detail

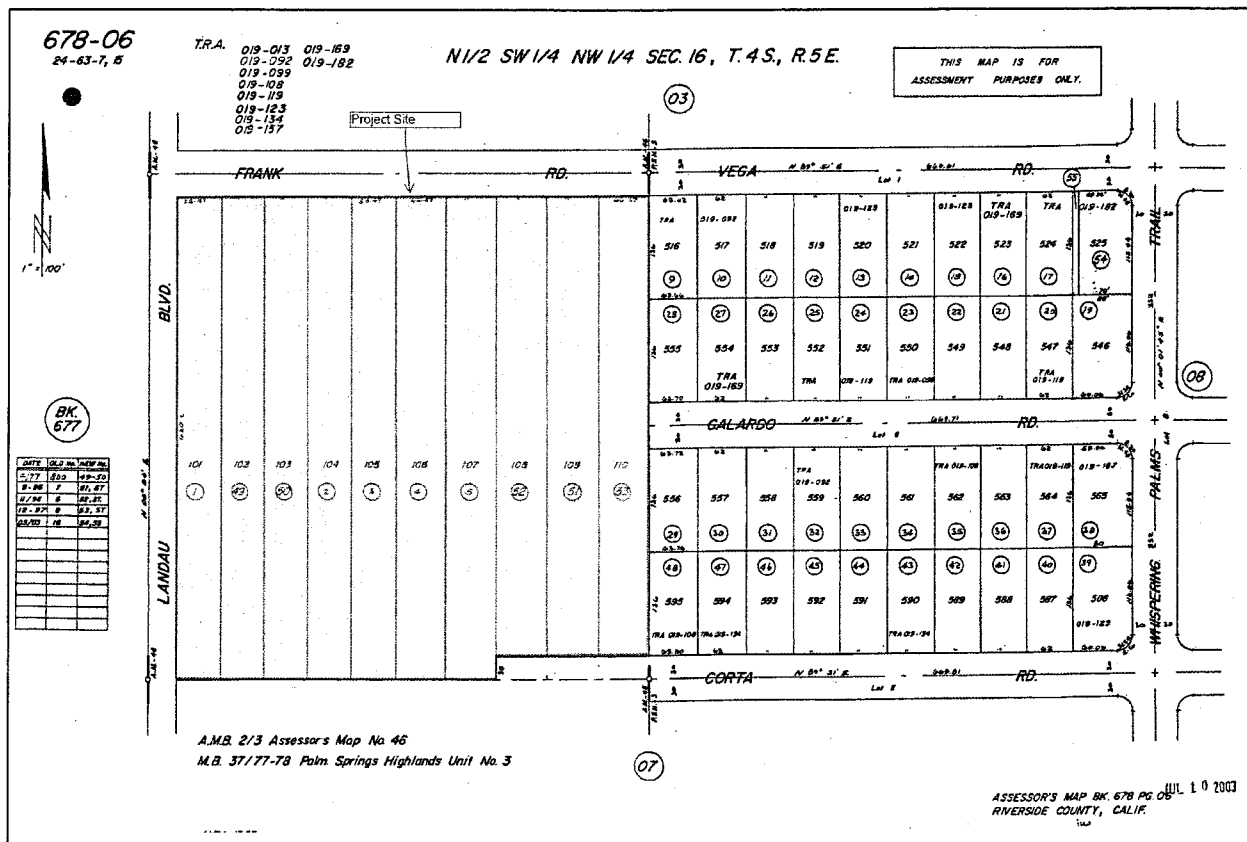


Project Location  
Veterans Village at Cathedral City  
Corta & Landau  
Cathedral City, Riverside County CA 92234



Map 3 Aerial View (Existing Conditions)

**Project Location**  
**Veterans Village at Cathedral City**  
 Corner of Corta & Landau  
 Cathedral City, Riverside County CA 92234



Map 4 Assessor's Parcel Map

**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)]

### Existing Conditions

The project site is within Cathedral City in Riverside County. Riverside County, California, is one of fifty-eight counties in the state of California. As of the 2010 census, the population was 2,189,641, making it the 4th-most populous county in California and the 11th-most populous in the United States. The name was derived from the city of Riverside, which is the county seat. Riverside County is included in the Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area, also known as the Inland Empire. The county is also included in the Los Angeles-Long Beach, CA Combined Statistical Area.

According to the U.S. Census Bureau, the county has a total area of 7,303 square miles (18,910 km<sup>2</sup>), of which 7,206 square miles is land and 97 square miles (1.3%) is water. It is the fourth-largest county in California by area. At roughly 180 miles wide in the east-west dimension, the area of the county is massive. Riverside County, California is roughly the size of the State of New Jersey in total area. County government documents frequently cite the Colorado River town of Blythe as being a "three-hour drive" from the county seat, Riverside. Some view the areas west of San Geronio Pass as the Inland Empire portion of the county and the eastern part as either the Mojave Desert or Colorado Desert portion. There are probably at least three geomorphic provinces: the Inland empire western portion, the Santa Rosa Mountains communities such as Reinhardt Canyon, and the desert region. Other possible subdivisions include tribal lands, the Colorado River communities, and the Salton Sea.

Cathedral City is a city in Riverside County, California, United States. Locals gave it the nickname "Cat City". The population was 51,200 at the 2010 census. Located between Palm Springs and Rancho Mirage, it is one of the cities in the Coachella Valley (Palm Springs area) of southern California. Cathedral City is the second largest in population in the Coachella Valley, after Indio.

The town's name derives from "Cathedral Canyon" to the south of the town, so named in 1850 by Colonel Henry Washington because its rock formations were reminiscent of a cathedral. The city itself started as a housing subdivision in 1925, but was not incorporated until 1981. The city has grown significantly in population over the past 35 years. The 2010 United States Census reported that Cathedral City had a population of 51,200. The population density was 2,353.3 people per square mile. The racial makeup of Cathedral City was 32,537 (63.5%) White (32.3% Non-Hispanic White), 1,344 (2.6%) African American, 540 (1.1%) Native American, 2,562 (5.0%) Asian, 55 (0.1%) Pacific Islander, 12,008 (23.5%) from other races, and 2,154 (4.2%) from two or more races. Hispanic or Latino of any race were 30,085 persons (58.8%).

The Census reported that 50,905 people (99.4% of the population) lived in households, 263 (0.5%) lived in noninstitutionalized group quarters, and 32 (0.1%) were institutionalized. There were 17,047 households, out of which 6,574 (38.6%) had children under the age of 18 living in them, 7,589 (44.5%) were opposite-sex married couples living together, 2,291 (13.4%) had a female householder with no husband present, 1,176 (6.9%) had a male householder with no wife present. There were 1,054 (6.2%) unmarried opposite-sex partnerships, and 779 (4.6%) same-sex married couples or partnerships. 4,292 households (25.2%) were made up of individuals and 2,259 (13.3%) had someone living alone who was 65 years of age or older. The average household size was 2.99. There were 11,056 families (64.9% of all households); the average family size was 3.67.

The population was spread out with 13,856 people (27.1%) under the age of 18, 4,906 people (9.6%) aged 18 to

24, 12,948 people (25.3%) aged 25 to 44, 12,127 people (23.7%) aged 45 to 64, and 7,363 people (14.4%) who were 65 years of age or older. The median age was 36.0 years. For every 100 females there were 105.9 males. For every 100 females age 18 and over, there were 107.2 males.

There were 20,995 housing units at an average density of 965.0 per square mile, of which 10,769 (63.2%) were owner-occupied, and 6,278 (36.8%) were occupied by renters. The homeowner vacancy rate was 4.2%; the rental vacancy rate was 11.0%. 30,236 people (59.1% of the population) lived in owner-occupied housing units and 20,669 people (40.4%) lived in rental housing units. During 2009 to 2013, Cathedral City had a median household income of \$44,406, with 20.5% of the population living below the federal poverty line.

### Site Characteristics

The subject property itself is comprised of 10 parcels that total 8.7-acres. All ten parcels are vacant and form a square. The site is bordered to the west by Landau Boulevard, to the north by Vega Road (partial roadway), to the east with single family homes and Galardo Road and Corta Road borders the site to the south. The site is surrounded with residential land uses except for Mt. San Jacinto High School, which lies to the south; and the Salvation Army to the north.



Photo 1 Existing Conditions- Aerial View of Parcels

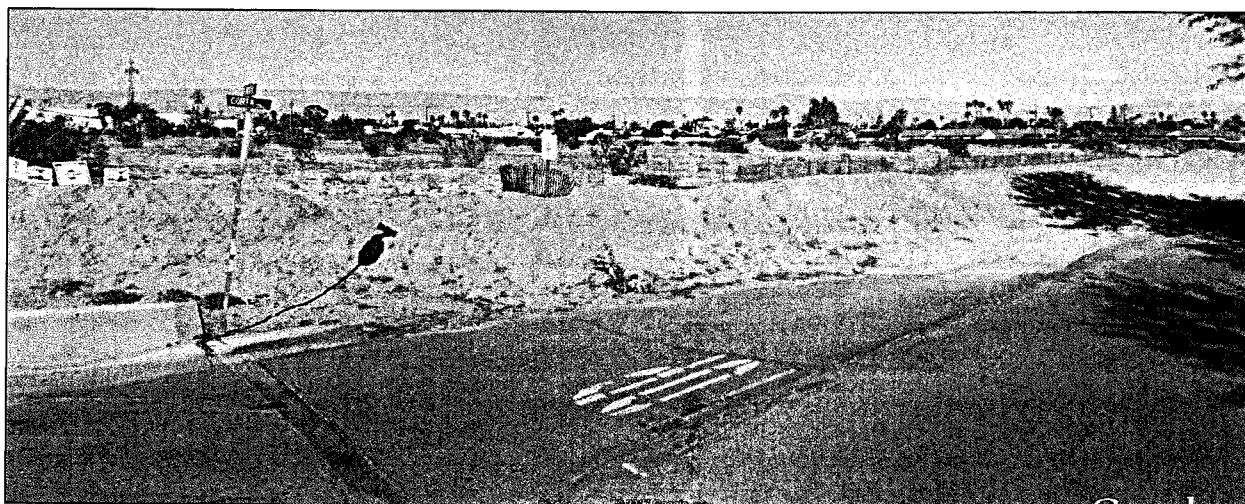


Photo 2 Existing Conditions-View from Corta & Landau, Looking Northeast

### Trends

There is a high concentration of sprawling tract housing communities around Riverside and along the Interstate 10, 15, and 215 freeways. Roughly rectangular, Riverside County covers 7,208 square miles in Southern California, spanning from the Greater Los Angeles area to the Arizona border. Geographically, the county is mostly desert in the central and eastern portions, but has a Mediterranean climate in the western portion. Most of Joshua Tree National Park is located in the county. The resort cities of Palm Springs, Palm Desert, Indian Wells, La Quinta, Rancho Mirage, and Desert Hot Springs are all located in the Coachella Valley region of Riverside County.

Large numbers of Los Angeles area workers have moved to the county in recent years (data from the US Census Bureau for 2007 through 2011) to take advantage of relatively affordable housing. Along with neighboring San Bernardino County, it was one of the fastest growing regions in the state prior to the recent changes in the regional economy. In addition, smaller, but significant, numbers of people have been moving into Southwest Riverside County from the San Diego-Tijuana metropolitan area. The cities of Temecula and Murrieta accounted for 20% of the increase in population of the county between 2000 and 2007.

These trends will continue in the absence of the project.

## Funding Information

Grant Number	HUD Program	Funding Amount
	Veterans Affairs Supportive Housing voucher program (HUD-VASH) – CDFA No. 14.871	59 Vouchers

Estimated Total HUD Funded Amount: 59 Vouchers

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$ 20,995,293

### Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are two minor airports within 15 miles of the subject property. Palm Springs International Airport, located approximately 1.5 miles west of the project site. The project site lies within Zone E. The Zone does not have restrictions and is not within the Clear Zone or Runway Protection Zone (see Appendix B). Bermuda Dunes Airport is located approximately 12.7 miles to the east of the project site.</p> <p>The project site does not lie within any airport clear zone or accident potential zone.</p> <p>Source Document(s): (4) (5) (6) (Appendix B)</p>
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Coastal Barrier Resources Act of the United States (CBRA, Public Law 97-348), enacted October 18, 1982, designated various undeveloped coastal barriers, depicted by a set of maps adopted by law, for inclusion in the John H. Chafee Coastal Barrier Resources System (CBRS). Areas so designated were made ineligible for direct or indirect Federal national security, navigability, and energy exploration. CBRS areas extend along the coasts of the Atlantic Ocean and the Gulf of Mexico, Puerto Rico, the U.S. Virgin Islands, and the Great Lakes, and consist of 857 units. There are no Coastal Barrier Resources in California.</p> <p>Source Document(s): (7)</p>
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located in a Special Flood Hazard Area. The area is a Flood Hazard Area Designation Zone X (Shaded): The area is shown as being protected from the 1-percent annual chance or greater flood hazard by a levee system that has been provisionally accredited. Overtopping or failure of any levee system is possible.</p> <p>Insurance purchase is not required in this zone. Flood hazard</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>designation is depicted on FIRM Map Number 06065C1578 G, with an effective date of August 28, 2008.</p> <p>Flood insurance is not required.</p> <p>Source Document(s): (8) (Appendix C)</p>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>The project site is located within the Salton Sea Air Basin (SSAB). Air quality conditions within the SSAB are monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for development of the regional AQMP and efforts to regulate pollutant emissions from a variety of sources.</p> <p>Cathedral City is located within the Coachella Valley region. This region is impacted by the transport of pollutants, primarily ozone, from coastal air basins to the west and locally generated PM<sub>10</sub> (course particulate matter less than 10 micrometers in size). The Coachella Valley is surrounded by Mountains that create strong winds conditions periodically that suspend and transport large quantities of sand and dust, which constitutes a significant health threat.</p> <p>The air quality impact of the project focuses on the impacts associated with criteria pollutants, greenhouse gases (GHGs), and toxic air contaminants (TACs). Project-related construction and operational emissions of criteria pollutants were estimated with the California Emissions Estimator Model (CalEEMod) Version 2016.3.1. CalEEMod provides construction-related and operational emissions estimates for criteria pollutants (including PM<sub>2.5</sub>) and greenhouse gases (including methane and nitrous oxides).</p> <p>CalEEMod incorporates the project location, climate zone, utility company providing electricity, and default values for trip purpose percentages and average trip lengths by trip type. The model can evaluate conditions when construction phases overlap, and incorporate as default parameters regional vehicle fleet mix and travel characteristics representative of the South Coast Air Basin</p>
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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Impacts are considered <i>less than significant</i>.</p> <p>Mitigation is included for the standard of five acres of less of land disturbance per day to reduce fugitive dust.</p> <p><i>Mitigations Required</i></p> <p>Source Document(s): (9) (10) (Appendix D)</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>In 1976, the California Legislature enacted the Coastal Act, which created a mandate for coastal counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program.</p> <p>Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance together constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone. The primary goal of the LCP is to ensure that the local government's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of the Coastal Act at the local level.</p> <p>The project site not located in an area that requires a Coastal Development Permit per the LCP. A Coastal Development Permit is not required.</p> <p>Source Document(s): (11)</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Phase I Environmental Site Assessment</p> <p>A Phase I Environmental Site Assessment (ESA) was conducted for the project site by EEI in April 2017. The report is summarized here and attached in Appendix E.</p> <p>EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at the northeast corner of Landau Boulevard and Corta Road, Cathedral City, Riverside County, California. The purpose of the Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:</p> <p>(1) Due to any release to the environment;</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>(2) Under conditions indicative of a release to the environment; or</p> <p>(3) Under conditions that pose a material threat of a future release to the environment (i.e., recognized environmental condition as delineated in ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13 [ASTM E1527-13]).</p> <p>The subject property encompasses approximately 8.7-acres on ten contiguous parcels identified by Assessor's Parcel Numbers (APNs) 678-060-001 through -005 and 678-060-049 through -053. The property is roughly square and is currently vacant land. According to the City of Cathedral City Department of Planning, the zoning for the property is identified as Single Family Residential (R-1).</p> <p>The rectangular-shaped subject property is bound to the north by Vega Road, which is paved along the subject property's northwestern boundary, and is unimproved along the subject property's northeastern boundary. Beyond Vega Road's northwestern portion is a Salvation Army, and beyond Vega Road's northeastern portion is undeveloped vacant land. To the south, the subject property is bound by Corta Road, followed by Mt. San Jacinto High School and single-family residential housing. To the east, the subject property is bound by single family residential housing, and to the west, the subject property is bound by Landau Boulevard, followed by residential housing.</p> <p>The subject property is generally characterized by low topographic relief, with a slight slope descending toward the southeast. Groundcover at the subject property is consistent with native soils and native vegetation.</p> <p>According to a review of historical records such as aerial photographs and topographic maps, the subject property has been historically undeveloped. Beginning in the early 1970s, some residential development occurred within the immediate vicinity of the subject property to the north, south and east. By 1996, significant residential development had occurred within the</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>and the Coachella Valley portion of the Salton Sea Air Basin.</p> <p>Under the National Environmental Policy Act of 1969, Federal actions require a determination regarding the significance of air quality impacts. All federal actions are subject to General Conformity requirements unless otherwise exempt. Exempt actions include: (1) federal actions covered by the Transportation Conformity Regulations; (2) actions with total direct and indirect emissions below specified <i>de minimis</i> levels; (3) actions specifically listed as exempt in the rule; and (4) actions included on any list of "presumed to conform" actions. In determining significance under NEPA, the annual direct and indirect project-related emissions of all criteria pollutants (including the ozone precursors VOC and NOx) resulting from project construction and operation activities were compared to the applicable EPA General Conformity <i>de minimis</i> levels.</p> <p>The General Conformity <i>de minimis</i> levels are appropriate thresholds for use in determining NEPA significance. <i>De minimis</i> levels are defined in 40 CFR 93 § 153 as the minimum threshold for which a conformity determination must be performed for various criteria pollutants in various areas. As stated in the Project Air Quality Impact Study, project actions with total direct and indirect emissions below specified <i>de minimis</i> levels are assumed to conform to Federal Implementation Plans and are not subject to a conformity determination.</p> <p><b>Construction-Related Impacts</b></p> <p>The unmitigated emissions of criteria pollutants and GHGs during the construction period were calculated. Annual average emissions are shown therein to facilitate comparison to the General Conformity <i>de minimis</i> levels. The project-related construction activities would generate: 0.4641 tons of ROG, 3.9018 tons of NOx, 3.0610 tons of CO, 0.0057 tons of SO<sub>2</sub>, 0.2097 tons of PM<sub>10</sub>, and 0.1964 tons of PM<sub>2.5</sub>. All of the construction-related criteria pollutant emissions would be less than the General Conformity <i>de minimis</i> levels and therefore <i>less than significant</i>.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations																																													
		<p>The unmitigated construction-related GHG emissions are projected to total 517.6758 metric tons (MT) of CO<sub>2</sub>-equivalent total emissions.</p> <p><b>Table 2 Construction Greenhouse Gas Emissions</b></p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Emissions (Tons/yr)</th> <th>De Minimus level (Tons/yr)</th> </tr> </thead> <tbody> <tr> <td>Reactive Organic Gases (ROG)</td> <td>0.4641</td> <td>50</td> </tr> <tr> <td>Nox</td> <td>3.9018</td> <td>50</td> </tr> <tr> <td>Carbon Monoxide</td> <td>3.0610</td> <td>100</td> </tr> <tr> <td>SOx</td> <td>0.0057</td> <td>40</td> </tr> <tr> <td>PM<sub>10</sub></td> <td>0.2097</td> <td>70</td> </tr> <tr> <td>PM<sub>2.5</sub></td> <td>0.1964</td> <td>10</td> </tr> <tr> <td>CO<sub>2e</sub></td> <td>517.6758</td> <td>25,000</td> </tr> </tbody> </table> <p>Construction-related GHG emissions would be <i>less than significant</i>.</p> <p><b>Operational Impacts</b></p> <p>The average annual unmitigated operational emissions of criteria pollutants associated with the proposed project are projected to total: 0.4754 tons per year of ROG, 1.6601 tons per year of NOx, 2.2753 tons per year of CO, 0.0127 tons per year of PM<sub>10</sub>, and 0.0124 tons per year of PM<sub>2.5</sub>. None of the projected annual average criteria pollutant emission levels are expected to exceed the General Conformity <i>de minimis</i> levels.</p> <p><b>Table 3 Operational Greenhouse Gas Emissions</b></p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Emissions (Tons/yr)</th> <th>De Minimus level (Tons/yr)</th> </tr> </thead> <tbody> <tr> <td>Reactive Organic Gases (ROG)</td> <td>0.4754</td> <td>50</td> </tr> <tr> <td>Nox</td> <td>1.6601</td> <td>50</td> </tr> <tr> <td>Carbon Monoxide</td> <td>2.2753</td> <td>100</td> </tr> <tr> <td>SOx</td> <td>6.7300</td> <td>40</td> </tr> <tr> <td>PM<sub>10</sub></td> <td>0.0127</td> <td>70</td> </tr> <tr> <td>PM<sub>2.5</sub></td> <td>0.0124</td> <td>10</td> </tr> </tbody> </table>	Pollutant	Emissions (Tons/yr)	De Minimus level (Tons/yr)	Reactive Organic Gases (ROG)	0.4641	50	Nox	3.9018	50	Carbon Monoxide	3.0610	100	SOx	0.0057	40	PM <sub>10</sub>	0.2097	70	PM <sub>2.5</sub>	0.1964	10	CO <sub>2e</sub>	517.6758	25,000	Pollutant	Emissions (Tons/yr)	De Minimus level (Tons/yr)	Reactive Organic Gases (ROG)	0.4754	50	Nox	1.6601	50	Carbon Monoxide	2.2753	100	SOx	6.7300	40	PM <sub>10</sub>	0.0127	70	PM <sub>2.5</sub>	0.0124	10
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		<p>vicinity of the subject property to the north, south and east, and by 2002, significant residential development had appeared to the west of the subject property.</p> <p>EEl contacted the Riverside County Fire Department, Riverside County Department of Environmental Health, the State Water Resources Control Board (SWRCB), and reviewed other state and federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank (UST) releases, or as having other environmental concerns (i.e., spill, leak, or aboveground tank). The subject property was not listed on any of the databases researched.</p> <p>In April, 2016, EEl personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concern was noted on the subject property during site reconnaissance.</p> <p>As part of the Phase I ESA, EEl performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-10. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on the results the VES, EEl concluded that a VEC for the subject property can be ruled out, due to the lack of known or suspected contaminated properties within the Area of Concern.</p> <p><u>Based on the information obtained in the ESA, EEl has the following findings and opinions:</u></p> <ul style="list-style-type: none"> <li>The assessment revealed no evidence of <i>known or suspected RECs</i> in connection with the subject property.</li> </ul>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<ul style="list-style-type: none"> <li>• The assessment revealed no evidence of CRECs in connection with the subject property.</li> <li>• The assessment revealed no evidence of HREC's in connection with the subject property.</li> <li>• The assessment revealed no <i>de minimis</i> conditions in connection with the subject property.</li> </ul> <p><b>Conclusion</b></p> <p>A Phase I Environmental Site Assessment was performed in conformance with the scope and limitations of ASTM E1527-13 of the property located at the northeast corner of Landau Boulevard and Corta Road, Cathedral City, Riverside County, California (APNs 678-060-001 through -005 and 678-060-049 through -053), the <i>subject property</i>. The assessment revealed no evidence of <i>Recognized Environmental Conditions</i> in connection with the subject property.</p> <p><b>Regulatory Databases</b></p> <p>AEM Consulting reviewed the Toxic and Hazardous Materials Database (EnviroStor) on March 15, 2018. EnviroStor is a website available through California's Department of Toxic Substances Control. EnviroStor combines Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, Tiered Permit and Corrective action cases into a searchable map-style interface.</p> <ul style="list-style-type: none"> <li>• There are no open cases on the site or within 1,000 feet.</li> </ul> <p>The State of California Water Resources Control Board offers a similar web-based tool called GeoTracker that allows the user to search their cases of Leaking Underground Storage Tanks, Spills, Leaks, Investigation and Cleanup (SLIC), Deed Restrictions, Groundwater and other cleanup cases.</p> <ul style="list-style-type: none"> <li>• There are no open cases on the site or within 1,000 feet.</li> </ul> <p>There are no open cases on the subject site itself or within 1,000 feet.</p> <p>Source Document(s): (12) (13) (14) (Appendix E)</p>
Endangered Species	Yes No	A <i>General Biological Resources Assessment</i> was performed by James W. Cornett, Ecological Consultants on November 24 <sup>th</sup> ,

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>2016.</p> <p><b>Summary</b></p> <p>A proposed 8.7-acre residential development necessitated a biological survey and impact analysis as required by Cathedral City, the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA).</p> <p>Most sensitive species known to occupy the stabilized shielded sand fields habitat that characterizes the project site are covered under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Impacts to these species are mitigated by payment of a habitat acquisition fee. The current fee amount is determined by the Coachella Valley Association of Governments. Therefore, the report focused on species and habitats not covered under the Plan.</p> <p>Desert washes are not a covered habitat under the CVMSHCP. However, no blue-line stream corridors or desert washes were found within project boundaries. Therefore, no state or federal streambed alteration permits should be required.</p> <p>Casey's June beetle, a non-covered species and classified as Endangered by the federal government, was not detected. The site is not within the recommended beetle survey area established by the U.S. Fish &amp; Wildlife Service. Therefore, no future surveys within project boundaries are necessary.</p> <p>The burrowing owl and other migratory bird species are protected under the federal Migratory Bird Treaty Act and not functionally covered under the Plan. The owl was not detected within or adjacent to project boundaries. The habitat, however, is suitable and this species could take up residence on site at any time. The California Department of Fish &amp; Wildlife and U.S. Fish &amp; Wildlife Service recommend a burrowing owl clearance survey be conducted not more than 30-days prior to grading, grubbing or other site disturbance.</p> <p>The loggerhead shrike, a California Species of Special Concern, is not covered under the Plan. The shrike was not observed nor detected during biological surveys and no breeding habitat for this</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>species was found. Therefore, no further surveys for this species were recommended.</p> <p>Though the desert tortoise is a covered species under the CVMSHCP, clearance surveys to relocate tortoises to alternate locations are necessary prior to site disturbance. Focused surveys, however, revealed no evidence of the desert tortoise within the project site and, therefore, no clearance surveys are necessary.</p> <p>The project site is not within, or immediately adjacent to, a Conservation Area as shown in the CVMSHCP.</p> <p><b>Conclusions</b></p> <p>Development of the proposed project site is not anticipated to have significant adverse impacts upon biological resources in the region providing mitigation described in the report is implemented.</p> <p><i>Mitigations Required</i></p> <p>Source Document(s): (15) (Appendix C)</p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project is located in an area surrounded by residential land uses, two schools and a church facility. The project will not be located near any explosive or thermal source hazards.</p> <p>Source Document(s): (4) (5) (12)</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Prime farmland is land best suited for producing food, forage, fiber, and oilseed crops and also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban built-up land or water).</p> <p>The site is an isolated parcel surrounded by development. The project site is not designated farmland.</p> <p>Source Document(s): (4) (16)</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is not located in a Special Flood Hazard Area. The area is a Flood Hazard Area Designation Zone X (Shaded): The area is shown as being protected from the 1-percent annual chance or greater flood hazard by a levee system that has been provisionally</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>accredited. Overtopping or failure of any levee system is possible.</p> <p>Insurance purchase is not required in this zone. Flood hazard designation is depicted on FIRM Map Number 06065C1578 G, with an effective date of August 28, 2008.</p> <p>The project can have no effect on floodplains. Flood insurance is not required.</p> <p>Source Document(s): (8) (Appendix C)</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><b>Undertaking</b></p> <p>The project is new construction of housing and a public park proposed on currently undeveloped parcels.</p> <p><b>Area of Potential Effects</b></p> <p>The Area of Potential Effects (APE) includes the ten subject parcels and twenty-five of the surrounding properties, or thirty-five properties in all.</p> <p>The Area of Potential Effects for archaeology includes the subject parcel itself to a depth required for construction of proposed new improvements.</p> <p><b>Evaluation</b></p> <p>The subject property is vacant and contains no discernable resources to evaluate for historic significance.</p> <p>There are no buildings on or near the project site that appear eligible for the National Register of Historic Places under any criteria listed. No formal evaluations are recommended.</p> <p><b>Archaeology</b></p> <p>A records search of the project site was conducted on October 26, 2016, at the Eastern Information Center (EIC) of the California Historical Resources Information System, California State University, Riverside. The EIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resources records and reports for Riverside County.</p> <p>EIC reviewed their maps, records, and reports against the project area defined on the map provided to them by AEM Consulting.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Information indicates that no cultural resources properties have been recorded within the boundaries of the project area, and that the project area has not been examined for cultural resources.</p> <p>Records indicate that one cultural resources study has been conducted within a portion of the project area.</p> <p>Based on the information reviewed, only a portion of the project area has been surveyed for cultural resources. It was recommended that the portion of the project area not previously surveyed be examined systematically by a cultural resources professional to identify all resources and provide recommendations regarding their significance and management prior to any development of the project area.</p> <p><b>Field Survey</b></p> <p>In February 2017, a Phase I Cultural Resources Assessment was conducted for the project by Material Culture Consulting, which included a field survey. The report concluded that the project area is considered to have low sensitivity for the presence of prehistoric or historical archaeological deposits or features. Although the general project region was inhabited from at least 8,000 years ago, no archaeological resources have been recorded within the project area or within 1 mile of the project area. The intensive modification and disturbance associated with grading and surface modification of the project area has eradicated any near-surface record of prehistoric, ethnohistoric, or historic-era behavioral activities that may have otherwise been preserved as archaeological sites, deposits or features.</p> <p><b>Native American Contacts</b></p> <p>The project requires 'significant digging' and therefore the possibility exists of accidental discovery of Native American artifacts or remains. Consultation with Native American tribes is therefore required. There are 21 Federally-recognized Native American tribes listed for the County of Riverside. A letter was sent to each listed tribe by Robert Rodriguez, Planning Manager of the City of Cathedral City on October 20, 2016. The letter provided information on the project, including maps and invited</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>comment on the project or information regarding any known tribal resources that may be present. Four tribes responded.</p> <p>The Cabazon Band of Mission Indians sent a letter of no tribal interest in the project. The Colorado River Indian Tribes requested they be contacted in the event human remains are discovered. Their request has been added to the Cultural Resources Mitigation Measures for project approval.</p> <p>The Native American Heritage Commission was contacted about the project to request a search of the Sacred Lands file for known resources on or near the site on September 27, 2016. On September 28, 2016, the Native American Heritage Commission replied with a letter stating that a search of the Sacred Lands File was completed with negative results.</p> <p><b>Consultation/Conclusion</b></p> <p>On June 1, 2017 the County of Riverside, as Agency Official, agreed with the recommended determination of no historic properties affected by the undertaking, and initiated consultation with the Office of Historic Preservation with a letter and evaluation materials.</p> <p>On July 5, 2017, the State Historic Preservation Officer (SHPO) did not object to the recommended determination of no historic properties affected by the undertaking.</p> <p>Mitigation is proposed in the event of accidental discovery of buried cultural resources or human remains during construction.</p> <p><i>Mitigations Required</i></p> <p>Source Document(s): (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (Appendix F)</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>HUD Noise Standards</p> <p>The conceptual design of the proposed project includes 60 apartments and a public park. The project is new construction; therefore the HUD Noise Standards below apply to the project.</p> <p>Table 4 HUD Noise Standards</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>												
		<table border="1" data-bbox="704 348 1474 651"> <thead> <tr> <th></th> <th>Day-night average sound level (L<sub>dn</sub>) (in decibels)</th> <th>Special approvals and requirements</th> </tr> </thead> <tbody> <tr> <td>Acceptable</td> <td>Not exceeding 65 dB(1)</td> <td>None.</td> </tr> <tr> <td>Normally Unacceptable</td> <td>Above 65 dB but not exceeding 75 dB</td> <td>Special Approvals (2) Environmental Review (3). Attenuation (4).</td> </tr> <tr> <td>Unacceptable</td> <td>Above 75 dB</td> <td>Special Approvals (2). Environmental Review (3). Attenuation (5).</td> </tr> </tbody> </table> <p data-bbox="740 651 1458 778">Notes: (1) Acceptable threshold may be shifted to 70 dB in special circumstances pursuant to § 51.105(a).                  (2) See § 51.104(b) for requirements.                  (3) See § 51.104(b) for requirements.                  (4) 5 dB additional attenuation required for sites above 65 dB but not exceeding 70 dB and 10 dB additional attenuation required for sites above 70 dB but not exceeding 75 dB. (See § 51.104(a).)                  (5) Attenuation measures to be submitted to the Assistant Secretary for CPD for approval on a case-by-case basis.</p> <p data-bbox="699 806 1481 1210">According to the HUD regulations, development in Normally Unacceptable Noise Zones require a minimum of 5 decibels additional sound attenuation for buildings having noise-sensitive uses if the L<sub>dn</sub> is greater than 65 dBA but does not exceed 70 dBA, or a minimum of 10 dBA additional sound attenuation if the L<sub>dn</sub> is greater than 70 dBA but does not exceed 75 dBA. Noise attenuation measures in Unacceptable Noise Zones require the approval of the Assistant Secretary for Community Planning and Development, or the Certifying Officer for activities subject to 24 CFR Part 58.</p> <p data-bbox="699 1238 1481 1476">HUD's regulations do not contain standards for interior noise levels. Rather a goal of L<sub>dn</sub> 45 dBA is set forth and the attenuation requirements are geared towards achieving that goal. It is assumed that with standard construction any building will provide sufficient attenuation so that if the exterior level is 65 dBA or less, the interior L<sub>dn</sub> will be 45 dBA or less.</p> <p data-bbox="699 1504 1472 1702">HUD requires that all airports within 15 miles, railroads within 3,000 feet and highways/major arterial streets within 1,000 feet be considered in a noise analysis. HUD recommends projecting out future traffic 10 years from the first year of a project's occupancy to determine the future noise environment at the site.</p> <p data-bbox="699 1730 1302 1761">There are no freeways within 1,000 feet of the site.</p> <p data-bbox="699 1789 1294 1821">There are no railroads within 3,000 feet of the site.</p> <p data-bbox="699 1849 1481 1881">The project site lies 1.5 miles east of Palm Springs Airport. The site</p>		Day-night average sound level (L <sub>dn</sub> ) (in decibels)	Special approvals and requirements	Acceptable	Not exceeding 65 dB(1)	None.	Normally Unacceptable	Above 65 dB but not exceeding 75 dB	Special Approvals (2) Environmental Review (3). Attenuation (4).	Unacceptable	Above 75 dB	Special Approvals (2). Environmental Review (3). Attenuation (5).
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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>is outside of the future year 2020 noise contours. The site is not affected by aircraft operations.</p> <p>The only source of noise affected the project site is Landau Boulevard, which is considered an arterial roadway. Traffic counts were provided by the Coachella Valley Association of Governments for 2015. Projecting traffic out 10 years past the expected year of occupancy, and using HUD’s DNL Calculator, the future noise environment is expected to be 63.8 DNL, which is considered ‘Acceptable’ by HUD standards.</p> <p><b>Conclusions</b></p> <p>The project is expected to meet HUD noise standards for development in the ‘Acceptable’ zone. No mitigation is required.</p> <p>Source Document(s): (4) (5) (6) (36) (37) (38) (Appendix G)</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities will not affect a sole source aquifer, as there are no aquifers near the site. The nearest aquifer, Fresno County Aquifer lies approximately 270 miles northwest of the site. There is no potential to effect.</p> <p>Source Document(s): (4) (39)</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site does not appear on the National Wetlands Inventory database. The site does not contain any on-site wetlands or jurisdictional waters. There is no impact to wetlands anticipated as a result of the project.</p> <p>No further consultations are required.</p> <p>Source Document(s): (4) (12) (40) (Appendix C)</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wild and scenic rivers are located near the site. The nearest wild and scenic river is Palm Canyon Creek which lies approximately 10 miles to the south.</p> <p>The project will have no impact to wild and scenic rivers.</p> <p>Source Document(s): (4) (5) (41)</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>Environmental Justice Executive Order 12898</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project will not raise environmental justice issues and has no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The project is suitable for its proposed use.</p> <p>Source Document(s): (4) (42) (43) (44) (Appendix H)</p>

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

*Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.*

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site is zoned R-1, Single-family Residential. The project does not require a General Plan Amendment or a zoning change. The project is compatible with zoning, land use designation and local design guidelines.</p> <p>The surrounding land uses are one- and two-stories in height, therefore the project scale at two-stories is compatible in scale and design.</p> <p>Source Document(s): (3) (4)</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p><b>Soil Suitability</b></p> <p>A Geotechnical Engineering Report was prepared for the project by EEI Geotechnical and Environmental Solutions in October 2016. Field work for the Geotechnical Evaluation was conducted on October 3, 2016. A total of twelve hollow stem auger geotechnical borings were advanced at the subject property. Boring depths ranged from approximately 5 to 51½ feet bgs and were logged under the supervision of a Registered Professional Engineer and Certified Engineering Geologist at EEI. Drilling refusal was not encountered in any of the exploratory borings. A summary of the report follows (see Appendix H).</p> <p><b>Project</b></p> <p>This project consists of constructing an 8-building veterans housing development on a site located on the northeast corner of Corta &amp; Landau in Cathedral City, California. The purpose of the Geotechnical Evaluation was to</p>

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provide preliminary geotechnical information regarding the subject property. The information gathered in the evaluation is intended to provide an understanding of the physical conditions of site-specific subsurface soils, groundwater, and the regional geologic setting which could affect the proposed development at the property.

#### Scope of Work

The Geotechnical Evaluation was conducted in general accordance with accepted geotechnical engineering principles and in general conformance with the approved proposal and cost estimate for the project by EEI, dated October 20, 2016. EEI conducted onsite field exploration on October 3, 2016, which included drilling and sampling of twelve (12) hollow stem auger borings and conducting four percolation tests in conjunction with field exploration.

Grading at the property is anticipated to include cut and fill of less than approximately 5 feet (exclusive of any remedial earthwork). Foundations are assumed to be typical for the type of building construction proposed.

#### Soil Conditions

The subject property is located within the Colorado Desert Geomorphic Province, a low-lying barren desert basin, the lowest point being roughly 245 feet below mean sea level. The Salton Sea Regional geologic maps of the subject property and vicinity indicate the property is underlain by late Holocene-age alluvial dune deposits (map symbol Qs). The alluvial dune deposits are generally composed of unconsolidated sands derived from local terrains by way of prevailing winds. The subsurface materials encountered in our exploratory borings consisted of alluvial dune deposits. A brief description...

**Alluvial Dune Deposits (Qs)** – Alluvial dune deposits were encountered at ground surface in all of the exploratory borings to the maximum explored depth of 51 ½ feet below the existing ground surface. The alluvial dune deposits were observed to consist of light gray, gray-brown to orange-brown sands with silts, sands, sands with gravel, and minor silts. These materials were observed to be typically damp to moist, very loose to dense and very stiff to hard at the time of our subsurface exploration.

#### Groundwater

Groundwater was not encountered in any of our exploratory borings at the time of exploration. According to nearby groundwater well data obtained from the California Department of Water Resources database, groundwater at the subject property is likely to be deeper than 200 feet below existing ground surface (DWR, 2016) based on a review of recent groundwater level data measurements

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in nearby groundwater monitoring well.

#### Expansive Soils

The expansion characteristics of the soils were evaluated by an expansion index (EI) test on a sample of the near surface soil. The measured EI was 0, which places the soil in the "Very Low" expansion range of ASTM D 4813.

Soil chemistry testing results for soluble sulfates, soluble chlorides, pH, and resistivity are presented in the (attached) report. The soluble sulfate result (47 ppm) places the soil in the "SO" exposure class (Not Applicable range). The soil resistivity result indicates that the soil is "moderately corrosive" to ferrous metals.

#### Conclusions and Recommendations

The site is suitable for the proposed development from a Geotechnical Engineering standpoint provided that the recommendations contained in EEI's Geotechnical report are successfully implemented into the project.

All recommendations in the geotechnical report shall be followed.

#### Drainage/Storm Water Runoff

Regarding water quality, the federal Clean Water Act establishes the framework for regulating discharges to waters of the U.S. in order to protect their beneficial uses. The Porter-Cologne Water Quality Act (Division 7 of the California Water Code) regulates water quality within California and establishes the authority of the State Water Resources Control Board and the nine regional water boards. For storm water, development projects are required by the State Board to provide careful management and close monitoring or runoff during construction, including onsite erosion protection, sediment management and prevention of non-storm discharges. The Regional and State Boards issue National Pollution Discharge Elimination System (NPDES) permits to regulate specific discharges. The NPDES permit requires that development projects provide for ongoing treatment of storm water within the site, using low-impact design (LID), infiltration, or onsite reuse, to address project runoff using specific design criteria.

The City of Cathedral City requires the submittal of a Water Quality Management Plan (WQMP) before construction of projects that meet certain criteria. The project would be required to prepare and submit a WQMP to the City before issuance of construction permits in compliance with the NPDES permit program. Construction-related impacts will be reduced through the implementation of measures to reduce runoff during construction through the implementation of a Storm Water Pollution Prevention (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect

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		<p>storm water runoff.</p> <p>As part of the WQMP, the project would also be required to show how storm water will be retained on site after construction. With the implementation of the WQMP, the project will be in compliance with NPDES permit program requirements and result in a <i>less than significant</i> impact from erosion or siltation, flooding and polluted runoff or otherwise degrade water quality. Implementation of the WQMP and NPDES programs will reduce potential impacts to a level of insignificance and no further mitigation is required.</p> <p>The site design calls for vegetated detention basins that run the perimeter of the property.</p> <p>With implementation of these measures and plans, impacts to stormwater and water quality are <i>less than significant</i>.</p> <p><i>Mitigations Required</i></p> <p>Source Document(s): (3) (4) (45) (46) (Appendix H)</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p><b>Site Safety</b></p> <p>The project will not itself create a risk of explosion, release of hazardous substances or other dangers to public health.</p> <p>The project is not located near any hazardous operations.</p> <p><b>Faulting and Seismicity</b></p> <p>A Geotechnical Engineering Report was prepared for the project by EEI Geotechnical and Environmental Solutions in October 2016. A summary of the report follows (see Appendix H) as it relates to earthquake hazards at the site.</p> <p>The subject property is located within an area of California known to contain a number of active and potentially active faults and is located within a State of California Earthquake Fault Zone. Review indicates that there are no known active faults crossing the property; however, due to the proximity of the property area to several nearby active faults, strong ground shaking could occur at the property as a result of an earthquake on any one of the nearby faults. The closest known active fault is the San Andreas fault zone, located approximately 2.6 miles northwest of the property. Therefore, the potential for surface rupture at the property is considered low.</p> <p>Three of the closest faults along with their distance from the property and Maximum Magnitude are shown in the table below.</p> <p>Table 5 Seismic Design Parameters</p>

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Fault	Distance in Miles (Kilometers) <sup>1</sup>	Maximum Magnitude <sup>1</sup>
San Andreas	2.6 (4.1)	8.1
Burnt Mountain	8.9 (14.3)	6.7
Eureka Peak	12.0 (19.3)	6.6

1. USGS Online Fault Search (2008)

### Liquefaction

Liquefaction occurs when loose, saturated sands and silts are subjected to strong ground shaking. The strong ground shaking causes pore-water pressure to rise, soils lose shear strength and temporarily behave as a liquid; potentially resulting in large total and differential ground surface settlements as well as possible lateral spreading during an earthquake.

Based on published seismic hazard maps for the vicinity, the subject property is located in an area that is not considered susceptible to liquefaction. Based on the lack of shallow groundwater underlying the property, the potential for liquefaction to occur is considered low. Accordingly, the potential for liquefaction induced lateral spreading and settlement is also considered to be low. However, seismically induced settlement of loose, unsaturated sands can occur due to the reorientation of soil particles during strong shaking. The subject property does not appear to be susceptible to seismic-induced liquefaction, due to the observed lack of groundwater within 50 feet of the existing ground surface. The potential seismically induced settlement within the upper alluvial soils was estimated using the *LiquefyPro* computer program.

### Expansive Soils

Laboratory test results indicate the near surface onsite soils have a very low expansion potential. The expansive potential of these materials is not considered to pose a hazard for the proposed development.

All recommendations in the geotechnical report shall be followed.

### Mitigations Required

#### Project-generated Noise

#### Traffic

Community noise levels will not be significantly affected by the development. The only noise anticipated is from the normal automobile traffic generated from the project.

According to the Institute of Transportation Engineers, Trip Generation Manual, for land use 223 – *Mid Rise Apartment*, the project will generate an estimated

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		<p>395 trips per day during the week, with 28 trips during the Peak AM hour and 32 at Peak PM hour. Project impacts would be significant if the new trips are sufficient to cause a permanent increase in ambient noise in the vicinity of 3 dBA Ldn or more above existing conditions. An increase of 3 dBA would be achieved with a doubling of traffic. Traffic on Landau Boulevard was 15,800 Average Daily Traffic (ADT) in 2015. Impacts are considered <i>less than significant</i>.</p> <p><b>Operational Noise</b></p> <p>The operation of the project would not generate noise levels that would be considered substantial in terms of existing or future noise levels in the area. Future noise levels in the project vicinity will continue to result from local transportation related noise sources. Occasionally audible noises from the proposed residential land uses will not measurably contribute to daily average noise.</p> <p><b>Construction Noise</b></p> <p>Noise generated during construction activities on the site could cause a substantial temporary increase in noise levels at surrounding land uses. Hours of construction are restricted to hours per the City of Cathedral City.</p> <p><b>Conclusion</b></p> <p>Community noise levels will not be significantly affected by the development. The only contribution of the project to long-term noise levels would be from the normal automobile traffic generated from the project which will contribute to less than a 3 dBA increase, a <i>less than significant impact</i>.</p> <p><i>Mitigations Required</i></p> <p>Mitigations are required to limit damage to structures during a seismic event to the extent practicable.</p> <p>Source Document(s): (4) (5) (Appendix H)</p>
Energy Consumption	1	<p>Urban Housing Communities will seek a LEED Silver or GreenPoint-rated Certification for multi-family projects. Sustainable design is applied to open spaces at the project site with natural vegetation and drought-tolerant plants. A solar photovoltaic system will provide energy to commons areas. The project will utilize low-e windows, EnergyStar appliances, insulation, zero VOC paint, energy-saving light fixtures and tankless water heaters and more to achieve the Silver rating.</p> <p>The project will meet or exceed Title 24 Standards set by the California Energy Commission for energy efficiency. The project fixtures and appliances will ensure that resources are used efficiently and without waste.</p>

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Source Document(s): (4) (47)

## SOCIOECONOMIC

Employment and Income Patterns	2	<p>No impact is expected as a result of the project, as it represents no significant change to the demographics of the area. The project by its definition is to provide affordable housing for at most 204 persons, which represents 0.38% of the population of Cathedral City; also, the project is for the benefit of veterans and cannot significantly impact employment and income patterns.</p> <p>Impacts to employment and income patterns are expected to be <i>less than significant</i>.</p> <p>Source Document(s): (4) (48)</p>
Demographic Character Changes, Displacement	2	<p><b>Demographic Character Changes</b></p> <p>As an affordable housing project, the project is not anticipated to cause a substantial growth in population in the area. The project will be for the benefit of veterans.</p> <p>Based on guidelines provided by HUD, the maximum number of residents appropriate to multi-family dwellings is two persons per bedroom, plus one per unit. Thus, at most there would be three persons in a one-bedroom apartment, five persons in a two-bedroom unit. The proposed project will provide 48 one-bedroom units and 12 two-bedroom units. To consider the maximum number of persons the project could accommodate, five persons per two-BR and 3 persons per one-BR. Carrying the math forward, we see that <math>(48 \times 3) + (12 \times 5) = 204</math>. So, the proposed project would provide housing for at most 204 people. However, it is not expected that three people will occupy a one-bedroom apartment or that five people will occupy a two-bedroom apartment on a constant basis. Nevertheless, for the purposes of analysis, a population of 204 people is assumed. The population of Cathedral City was estimated at 51,200 in 2010, so the additional people would represent 0.4% of that population.</p> <p><i>Less than significant</i> impact is expected to result from the proposed project, as it would not create a significant change to the demographics of the area.</p> <p><b>Displacement</b></p> <p>The Uniform Relocation Act (URA), passed by Congress in 1970, establishes minimum standards for federally-funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally-funded projects.</p>

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		<p>Section 205 of the URA requires that, "Programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion."</p> <p>A relocation plan is not required as the project will not displace any persons or businesses.</p> <p>Source Document(s): (4) (5) (49) (50)</p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><b>Educational Facilities</b></p> <p>The project by its definition is to provide affordable housing for veterans whom are presumably adults. For children that reside at the project site, the nearest schools are: for kindergarten to fifth grade, Landau Elementary School is roughly 1,000 feet north of the project at 30310 Landau Blvd. and easily walk-able; James Workman Middle School is 1.2 miles to the east on 30<sup>th</sup> Avenue; and San Jacinto High School at 30800 Landau Blvd. is directly across the street from the site on the Southeast corner of Corta Way and Landau Blvd.</p> <p>There are no significant impacts to educational facilities anticipated as a result of the project.</p> <p><b>Cultural Facilities</b></p> <p>The project site is located in an area with available cultural facilities. The proposed project is within five miles of seven art galleries. The Cathedral City public library is 1.7 miles away. There are three theaters within 3 miles of the site.</p> <p>The project represents an incremental demand for cultural facilities; impacts are considered <i>less than significant</i>.</p> <p>Source Document(s): (4) (5)</p>
Commercial Facilities	2	<p>There are four grocery stores within two miles of the site. Downtown Cathedral City is approximately three miles to the south of the site. It is populated with various commercial facilities from banking and coffee to restaurants and pharmacies. There are adequate commercial facilities nearby for residents. There</p>

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		<p>is a mall approximately 1.2 miles to the north of the site with shopping, restaurants and grocery store.</p> <p>Source Document(s): (4) (5)</p>
Health Care and Social Services	1	<p><b>Health Care</b></p> <p>Desert Family Medical Center is located at 27765 Landau Blvd. and is the nearest medical care location approximately 1.3 miles north of the project site. Desert Regional Medical Center is the nearest fully staffed medical center and is located approximately 5.7 miles to the east at 1150 Indian Canyon Drive, in Palm Springs. They are the only level II trauma center in Coachella Valley. The Medical Center has 385 beds and is a state-of-the-art regional hospital and health center that includes tertiary acute care services, critical care services and a Skilled nursing unit. San Gorgonio Hospital is located approximately 6 miles to the west at 1751 N. Sunrise Way in Palm Springs, it is a fully accredited (CIHQ) hospital.</p> <p><b>On-site Health and Social Services Provided</b></p> <p>These services are culturally competent and completely focused on the healing of service members as they attempt to re-enter society. These service centers are staffed by professionals who understand the veteran, the veteran's experience, and are truly driven to heal the warrior spirit.</p> <p>Veterans Village of Cathedral City will be a true community collaboration of services to enhance and enrich the lives of both the permanent residents and the transitional residents. Veterans heal better, quicker, and lead more enriched lives when they live and heal in a community of their peers. The goal will be to provide a true continuum of care or as close to it on the site. All seven dimensions of wellness will be addressed; Physical, Intellectual, Emotional, Social, Occupational, Spiritual, and Environmental wellness will be the guiding principles of the facility. Residential services will include transitional housing, employment and training services, behavioral health services, intensive case management services, peer supports, education, rapid rehousing and homeless prevention, daily living classes, anger management, and family reunification services will be just a few of the needed supports to enhance our veterans lives.</p> <p>All veterans will meet with a VA case manager upon arrival to perform an initial assessment. Based on this assessment, the case manager works in collaboration with the veteran to devise a service plan addressing identified needs and objectives. Each veteran has a personalized service plan outlining barriers and goals related to substance abuse, mental health, medical needs, finances, education, employment and housing. The case manager meets with the veteran on a regular basis to monitor progress. In addition to scheduled meetings, case managers are always available to provide additional support or assistance.</p>

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		<p>Case management is an interactive process that provides veterans with support and services that are essential to treatment. The goal of case management is to help veterans develop the skills necessary to achieve and maintain independence.</p> <p>While the unemployment rate for post-9/11 veterans has been steadily declining, those who are still out of work say that they face discrimination, and are often only offered jobs that are beneath their expertise level.</p> <p>In our efforts to strengthen the employment training programs, the VA will offer comprehensive placement services by providing clients with job leads, resume preparation, informational resources and interview preparation. In addition, computer classes, vocational classes, and college classes will be accessible to the veterans.</p> <p>The VA will provide group therapy sessions designed to help veterans acclimate back to a productive civilian life. Examples of group therapy sessions will include, but not be limited to anger management, marriage and family therapy, financial classes, and nutrition.</p> <p>Through the CalFresh program and local food drives, all of the residential clients will benefit from improved access to nutritious meals and information presented to improve the health and well-being of qualified veteran households and individuals.</p> <p>The frequency of the services will be dictated by the needs of the community. Through the VA's case management, the appropriate classes and schedule will be arranged.</p> <p>All programs, medical and mental health services currently exist at either the VA Loma Linda Hospital or VA Palm Desert clinic. Upon completion of construction many of these services will be delivered in the community space and offices of the Veterans Village of Cathedral City.</p> <p>For those services not on site, on-site service providers will work with the VA and Lighthouse to arrange permanent transportation that will be available to residents to visit the Loma Linda and Palm Desert complexes to receive the full spectrum of services. The transportation will also be available for job interviews and other community resources.</p> <p>There are other nearby hospitals and clinics in the vicinity to service the project. There are no significant impacts to Healthcare facilities or delivery systems anticipated as a result of the proposed project.</p> <p><b>Social Services</b></p> <p>The County of Riverside, Department of Public Social Services provides social services in the County including but not limited to Adult and Children's services,</p>
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		<p>Behavioral Health services, Children's services, Self-Sufficiency, IHSS Public Authority, Homeless Programs. Family Resources and Community Outreach.</p> <p>Other social service agencies nearby include The Salvation Army, The Assistance League of Palm Springs, The Children's Home Society of California and Revivals, which helps provide food and shelter to displaced families through their thrift shop and other community empowering social service projects.</p> <p>The project does not represent a significant change to the demographics of the area or on area social services as it serves the existing population. Implementation of the project represents a less than significant impact to social services.</p> <p>Source Document(s): (4) (5) (51) (52) (53)</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>The project would generate solid waste and recyclable materials during both the construction phase and the operational phase. Republic Services provides weekly garbage, yard waste and recycling service in Cathedral City.</p> <p>Republic Services, Inc. was incorporated in 1996. Today, Republic Services, Inc. is the second largest provider of services in the domestic non-hazardous solid waste industry, as measured by revenue as well as a Fortune 500 company, publicly traded on the New York Stock Exchange. The site is not currently served with solid waste disposal service, however the vicinity is; therefore the project represents a net increase. However, the increase in demand would not exceed the capacity of or reduce the capability of services in Cathedral City and would not require the construction of additional solid waste management facilities. Impacts are considered <i>less than significant</i>.</p> <p>Source Document(s): (4) (54)</p>
<p>Water Supply-Waste Water / Sanitary Sewers</p>	<p>2</p>	<p>The Coachella Valley Water District CVWD was formed in 1918 to protect and conserve local water sources. Since then, the District has grown into a multifaceted agency that delivers irrigation and domestic (drinking) water, collects and recycles wastewater, provides regional storm water protection, replenishes the groundwater basin and promotes water conservation. The Coachella Valley Water District relies on three sources of water to provide service to its customers: groundwater, recycled water, and imported water either through the State Water Project or from the Colorado River via the Coachella Canal, a branch of the All-American Canal. Coachella Valley Water District first ventured into providing drinking water to Coachella Valley residents in 1961, when it took over the operations of 2 privately held water companies. At the time it served only 1,100 active water meters. Today, the district is the largest provider of drinking water in the Coachella Valley.</p> <p>DWA also maintains sewer systems and water treatment plants to produce water</p>

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		<p>for irrigation for local businesses and agriculture</p> <p>The project can connect to either the existing 10 inch (10") sewer main that run along Landau Boulevard or Vega Road.</p> <p>Source Document(s): (4) (55) (56)</p>
Water Supply	2	<p>The Desert Water Agency provides water services to Cathedral City. Desert Water Agency was founded as a groundwater management agency in the western Coachella Valley in 1961 and started providing water service to customers in Palm Springs and Cathedral City in 1968. DWA is one of only 29 state water contractors in California. This gives our agency the ability to import water, which is used to recharge our groundwater basin (the main source of water in our desert). We currently have about 23,000 domestic water connections that serve approximately 106,000 people (including seasonal population).</p> <p>About 95% of Cathedral City's water is pumped from deep wells located throughout the service area. DWA pumps using 29 active wells into the water system, which includes about 23,000 active services throughout 392 miles of pipeline.</p> <p>DWA replenishes the groundwater with water from the State Water Project. Because there is no direct pipeline from the SWP to Palm Springs/Cathedral City they exchange water with Metropolitan Water District. Replenishment water comes from the Colorado River Aqueduct, Recharge basins are filled from two connections at Whitewater and at Mission Creek. DWA also gets water from mountain streams including Chino Creek, Snow Creek and Falls Creek.</p> <p>The project can connect to either the 18 inch water main on Landau Blvd., or the 12 inch main on Vega Road on the northern edge of the property.</p> <p>Source Document(s): (4) (55)</p>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Police</b></p> <p>The Cathedral City Police Department provides police services in the City. It is located at 68-700 Avenida Lalo Guerrero.</p> <p><b>Fire and Emergency Medical</b></p> <p>The Cathedral City Fire Department provides comprehensive fire prevention, fire suppression, emergency advanced life support services, technical rescue, and fire inspections to residents. The Fire Station is located site at 32100 Desert Vista Road, approximately a mile southeast of the project site.</p> <p>Although the demand for police, fire and emergency services would increase, the impacts are considered <i>less than significant</i>.</p>

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		Source Document(s): (4) (5) (57) (58)
Parks, Open Space and Recreation	2	<p>The City of Cathedral City lies Approximately 68 miles Northeast of the California coastline and approximately 35 miles Northwest of the Salton Sea. Cathedral City is surrounded by Joshua Tree National Park, Big Horn Mountain and Whitewater River National Recreation Area, San Jacinto Wilderness Area, the Santa Rosa Mountain Wilderness Area and the Salton Sea. On a smaller scale Cathedral City is surrounded by resorts and golf courses.</p> <p>A proposed park with 50 parking sites will be constructed on the parcels adjacent to the project. Additionally Green areas by the project site include Panorama Park on Tachevah Drive in Cathedral City, 1.0 mile to the northeast. Century Park is located 2.0 miles to the east on Century Park Drive, in Cathedral City.</p> <p>In the City of Palm Springs just to the west lies Demuth Park, on East Mesquite Avenue, which is located 1.6 miles southwest of the project site and provides open space for activities, sports and leisure. Sunrise Park on E. Ramon, in Palm Springs is located 3.0 miles to the southwest of the project. Ruth Hardy Park is 3.5 miles northwest on E. Tamarisk Road, Palm Springs.</p> <p>The City of Cathedral City and Palm Springs offer programs through their respective Parks and Recreations Departments which include but are not limited to Sporting activities for youth, field trips for school children, historic sites and programs and activities tailored for adults and seniors.</p> <p>The area has many parks and recreational opportunities and ample open space to accommodate families at the site. Impacts are considered less than significant.</p> <p>Source Document(s): (4) (5) (59) (60)</p>
Transportation and Accessibility	2	<p><b>Transportation</b></p> <p>Transportation impacts caused by the proposed project to traffic vary depending upon the number of personal vehicle trips the project will generate, the availability of public transit, the bicycle network, and the completeness of the nearby pedestrian network. Close amenities serve to further reduce the impacts to traffic.</p> <p><b>Pedestrian</b></p> <p>The site and immediate vicinity are walkable and the sidewalk network is complete. There are numerous commercial facilities within walking distance from the project site (see <i>Commercial Facilities</i> section above).</p> <p><b>Bicycle</b></p> <p>Bicycle lanes on Landau connect to bicycle lane network in Cathedral City and</p>

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	<p>Palm Springs area.</p> <p><b>Public Transit</b></p> <p>Public transit in Cathedral City is provided by First Transit. The nearest transit stop to the site is on the corner of E. Ramon Road and Landau Blvd. approximately 0.6 miles from the site. The route provides access to all the local transit lines that provide service to the Cathedral City\Palm Springs area as well as the ability to access other bus lines in Ventura County.</p> <p><b>Personal Vehicles</b></p> <p>Impacts to traffic as a result of the project are <i>less than significant</i>.</p> <p>Additionally, with the availability of transit near the project, the fact that the project is designated for veterans may cause daily vehicle trips and personal vehicle ownership rates to be less.</p> <p><b>Parking</b></p> <p>For 60 units, a total of 170 parking spaces will be provided on-site, 60 spaces will be covered parking for tenants, 60 spaces will be designated for guest parking and 50 spaces will be provided for the park. The 120 spaces for the development will provide parking at a ratio of 2 parking spaces per unit or 2:1 as well as an additional 50 spaces for use of the proposed park. There are no off-site parking impacts anticipated as a result of the project. The new park and its parking spaces should provide more parking than needed to accommodate the project and no adverse impact is anticipated.</p> <p><b>Conclusion</b></p> <p>Pedestrian, bicycle and transit facilities are expected to adequately serve the proposed project. Impact to traffic is considered <i>less than significant</i>.</p> <p><b>Accessibility</b></p> <p>Site development, common use areas, access and adaptability of the units shall comply with the State's Disabled Accessibility Regulations (2013 California Building Code (CBC) Chapter 11A) and HUD funding requirements for accessibility.</p> <p>Source Document(s): (4) (5) (61)</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p>There are no unique natural features or water resources on the site. There are no water courses, creeks, streams, seasonal wetlands or other water resources on the project site. The site vicinity is a desert wash; however, no blue-line stream corridors or desert washes were found within project boundaries.</p> <p>Source Document(s): (4) (5) (15) (40)</p>
Vegetation, Wildlife	2	<p>The project site is undeveloped and is has exposed areas that may serve as marginal foraging habitat. Raptors may use the site for foraging on a limited basis, but site offers no significant forage or cover. The site does not support sensitive habitats associated with special status plant or wildlife species. The site does not support wetland or riparian habitats.</p> <p>There are no trees to be removed during project activities that could disturb nesting birds. Development of the project site is not expected to have significant adverse impacts upon sensitive species or other biological resources on or near the project site.</p> <p>Source Document(s): (4) (5) (15) (40)</p>
Other Factors	1	<p>The project will provide affordable housing for veterans. The project will provide a safe, clean, and sanitary place for residents while providing on-site services tailored to their needs. The proposed project is beneficial to both residents and the community.</p> <p>Source Document(s): (4) (47)</p>

*Impact Codes: (1) Minor beneficial impact; (2) No impact anticipated; (3) Minor Adverse Impact – May require mitigation; (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement*

### Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

**\*A Mitigation Monitoring and Reporting Program is attached as a separate document.**

Law, Authority, or Factor	Mitigation Measure
Air Quality	AQ1. During all phases of project construction, grading and earthmoving activities shall be limited to a maximum of five acres per day.
Endangered Species	<p>ES1. The developer shall contact Coachella Valley Association of Governments to determine precise mitigation fees applicable under the Coachella Valley Multiple Species Habitat Conservation Plan.</p> <p>ES2. The developer shall conduct a burrowing owl clearance survey not more than 30 days prior to site disturbance.</p>
Historic Preservation	<p>CR1. A Native American monitor shall be present during all future ground-disturbing activities for the project. If cultural resources are uncovered, work in the vicinity of the find shall be stopped and the resource evaluated by a qualified archeologist. A tribal representative shall also be contacted and consulted regarding the find. If the resource is found to be significant, the archeologist in consultation with the appropriate tribal representative, and City representative shall confer with regard to mitigation.</p> <p>CR2. If any tribal cultural resources or archeological resources are uncovered during site disturbing activities, the resources shall be relinquished to appropriate tribe. Work shall not resume until the resource has been fully removed or otherwise mitigated.</p> <p>CR3. If any prehistoric or historic-period material is unexpectedly encountered by equipment operators during ground-disturbing activities, or other individuals working within the Project Area, that work be halted in the immediate vicinity of the discovery area until a Secretary of Interior-qualified archaeologist is retained to inspect the deposit and provide further recommendations for evaluation and proper treatment of the resource. Historic-period resources potentially include all by-products of human land use greater than 50 years of age, including alignments of stone or brick, foundation elements from previous structures, minor earthworks, brick features, surface scatters of farming or domestic type material, and subsurface deposits of domestic type material (e.g., glass, ceramic, metal, etc.). Prehistoric-period artifacts that are typically found associated with prehistoric sites in the area include humanly modified stone, shell, bone or other materials such as charcoal, ash and burned rock that can be indicative of food procurement or processing activities. Prehistoric domestic fea-</p>

	<p>tures include hearths, fire pits, house floor depressions and mortuary features consisting of human skeletal remains.</p> <p>CR4. If human remains are encountered within the Project Area during construction, all work must stop in the immediate vicinity of the discovered remains and the Riverside County Coroner must be notified immediately. If the remains are suspected to be those of a prehistoric Native American, then the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated to provide further recommendations regarding treatment of the remains. An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site.</p>
Geology and Soils	<p>G1. The applicant shall follow all recommendations in the Geotechnical Engineering Report for the project by EEI and dated October 20, 2016, to the satisfaction of the Building Official for the City of Cathedral City (see Appendix H).</p>

## Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

21Preparer Signature:  \_\_\_\_\_

Date: March 15, 2018

Name/Title/Organization: Cinnamon Crake, Associate, AEM Consulting

Certifying Officer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name/Title:

*This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).*

## Veterans Village at Cathedral City Source Documentation

March 2018

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11. Riverside County. *Coastal Area Plan*. s.l. : Planning Division, Last Amended September 16, 2008.
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18. Material Culture Consulting. *Phase 1 Cultural Resouces Assesment: Veterans Village Community Development Project, City of Cathedral City Riverside County, California*. Claremont CA : s.n., February 7, 2017. EPD17-01.



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20. —. Tribal Directory Assessment Information, Contact information for tribes with interests in Riverside County. [Online] [Cited: September 27, 2016.]
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22. Feeney, Hannah. *Letter to Sandra Campbell, City of Cathedral City in re: Consultation for the Veterans Village of Cathedral City, Conditional Use Permit (CUP) 16-049, General Plan Amendment (GPA) 16-006, and Change of Zone (ZC) 16-005*. s.l. : Agua Caliente Cahullia Indians, February 7, 2017.
23. Harvey, Victoria. *Letter to Tria Belcourt, Material Culture Consulting in re: Veterans Village at Cathedral City*. Palm Springs : s.n., January 11, 2017.
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34. Manalo, Mervyn. *Request for Section 106 Review: Veterans Village at Cathedral City, HUD VASH Vouchers - County of Riverside, NE Corner of Corta & Landau, Cathedral City, CA 92234*. Riverside, CA : County of Riverside, Economic Development Agency, June 1, 2017.

**Additional Studies Performed:**

See Source Documentation List

**Field Inspection (Date and completed by):**

July 27, 2017, Site Visit by Vern Miller, Principal, AEM Consulting

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

See Source Documentation List

**List of Permits Obtained:**

No permits have been obtained to date.

**Public Outreach [24 CFR 50.23 & 58.43]:**

The project review has resulted in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's Area of Potential Effects (APE). Information about where the public may find the Environmental Review Record pertinent the project will be included in the FONSI Notice.

**Cumulative Impact Analysis [24 CFR 58.32]:**

There are no cumulative impacts identified as a result of the project.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

A reduced-density of the project site was considered but deemed infeasible. The proposed location was chosen specifically for proximity to VA Loma Linda Healthcare System Palm Desert VA Clinic. Other locations were either farther away or cost prohibitive.

**No Action Alternative [24 CFR 58.40(e)]:**

No change to the site would occur. The impacts discussed in the Environmental Assessment would not occur. The site would continue in its current state. Additional affordable housing units specifically for area veterans would not be created. The site may be sold for residential housing, retail/commercial or other uses. The public park would not be constructed. The no action alternative would not achieve any of the stated goals of the developer, property owner, the City of Cathedral City and Riverside County regional plans for affordable housing.

**Summary of Findings and Conclusions:**

The project is suitable from an environmental standpoint. As long as the mitigation measures are adhered to, there is no anticipated significant impact from the project. The project will provide a safe, sanitary, and affordable place for residents.

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