

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

750



FROM: Economic Development Agency

SUBMITTAL DATE:
March 3, 2011

SUBJECT: Finding of No Significant Impact (FONSI) on the Environment for Fred Young Farmworker Apartments in the City of Indio

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment Report (EA) and findings incorporated in the EA and in the FONSI for Fred Young Farmworker Apartments, and conclude that the project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds (RROF); and,
3. Authorize the Chairman of the Board of Supervisors to execute the EA and RROF to be filed with the United States Department of Housing and Urban Development (HUD).

BACKGROUND: (Commences on page 2)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: HOME Investment Partnerships Act Grant Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

County Executive Office Signature Jennifer L. Sargent

FISCAL PROCEDURES APPROVED
 PAUL ANGUILO CPA, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 3/2/11
 DATE: 3/2/11
 Environmental SAMUEL WONG

FORM APPROVED COUNTY COUNSEL
 BY: *Antac C. Willis* 3-2-11
 DATE: 3-2-11
 ANITAC C. WILLIS

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

EDA-0018-F11 Form 11 (Rev 08/2003)

BACKGROUND:

Coachella Valley Housing Coalition, a non-profit public benefit corporation, is proposing to use \$1,000,000 in HOME funds for an 85-unit multi-family affordable housing complex located along the southern side of Dr Carreon Blvd. between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor's Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006 within the existing Fred Young Farm Labor community. The project will consist of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units in addition to one resident manager's unit. Project amenities will include a community room, computer room, pool, laundry facilities, picnic areas, basketball courts, and community/vegetable gardens.

A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median family income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the issuance of Certificate of Occupancy.

The estimated total cost for the project is approximately \$22,735,383. Additional sources of funds may include a loan of \$1,000,000 from Joe Serna, Jr. Farmworker Housing Grant Program, a \$3,359,952 loan from the United States Department of Agriculture (USDA) Rural Development, a \$1,200,000 loan from the City of Indio, a Deferred Developer Fee of \$302,400, and tax credit proceeds.

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

The Riverside County Economic Development Agency ("EDA") has completed applicable review procedures and has evaluated the potential effects of the project on the environment. The attached documentation was prepared pursuant to NEPA and the environmental procedures cited in 24 CFR 58.5 and 58.6, and EDA has found that the proposed project would not have a significant effect on the environment. Publishing requirements have been met in accordance with 24 CFR 58.43 and 58.45.

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

Attachments: EA, RROF, and public notice

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

February 24, 2011

Bob Buster, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 955-3410 – Benjamin Cendejas

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about March 15, 2011, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Fred Young Farmworker Apartments

PURPOSE: The project activity includes the use of up to \$1,000,000 in Home Investment Partnership Act (HOME) funds by Coachella Valley Housing Coalition for the development and construction of an 85-unit affordable multi-family housing complex. The project is comprised of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units. There will also be one additional one-bedroom resident manager's unit. The project will consist of two- and three-story garden court units ranging from 596 to 1,227 square feet.

LOCATION: The project site is along the southern side of Dr. Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006.

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 Review Record (ERR) on file at the County of Riverside, Economic Development Agency at 3403 10th Street, Suite 500, California 92501. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 10th Street, Suite 500, California 92501. All comments received at the address specified above **on or before March 11, 2011** 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 Bob Buster in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the HOME Investment Partnerships Program funds.

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

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

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. 3/31/2011)

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

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

1. Program Title(s) HOME Investment Partnership Program	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional) M-08-09-10-UC-06-0530
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity Riverside County Board of Supervisors c/o Riverside County EDA 3403 Tenth Street, Suite 500 Riverside, CA 92501 Attn: Emilio Ramirez	
6. For information about this request, contact (name & phone number) Benjamin Cendejas (951) 955-3410	7. Name and address of recipient (if different than responsible entity) N/A	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing & Urban Development Community Planning and Development 611 W.6th St., Ste. 800, Los Angeles, CA 90017	9. Program Activity(ies)/Project Name(s) Fred Young Farmworker Apartments	
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		
10. Location (Street address, city, county, State) Southern side of Dr Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio.		

11. Program Activity/Project Description

Coachella Valley Housing Coalition, a non-profit public benefit corporation, is proposing to use \$1,000,000 in HOME funds for an 85-unit multi-family affordable housing complex located along the southern side of Dr Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006 within the existing Fred Young Farm Labor community. The project will consist of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units in addition to one resident manager's unit. Project amenities will include a community room, computer room, pool, laundry facilities, picnic areas, basketball courts and community/vegetable gardens.

A total of 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed fifty percent (50%) of the area median family income for the County of Riverside, adjusted by family size at the time of occupancy. The HOME-assisted units will be restricted for a period of at least 55 years from the issuance of Certificate of Occupancy.

The estimated total cost for the project is approximately \$22,735,383. Additional sources of funds may include a loan of \$1,000,000 from Joe Serna, Jr. Farmworker Housing Grant Program; a \$3,359,952 loan from the United States Department of Agriculture (USDA) Rural Development; a \$1,200,000 loan from the City of Indio; a Deferred Developer Fee of \$302,400; and tax credit proceeds.

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. 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.
4. 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.
5. 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.
6. 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:

7. 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.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer Chairman, Riverside County Board of Supervisors Date signed
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X
Address of Certifying Officer
c/o Riverside County EDA
3403 Tenth Street, Suite 500
Riverside, CA 92501

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

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

Signature of Authorized Officer of the Recipient	Title of Authorized Officer Date signed
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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: Anita C. Willis 3-2-11
ANITA C. WILLIS DATE



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

Environmental Assessment for HUD-funded Proposals

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

Project Identification: Fred Young Farmworker Apartments (HM4-11-001)

Preparer: Benjamin Cendejas, Development Specialist III

Responsible Entity: County of Riverside

Month/Year: February - 2011

Environmental Assessment

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

Certifying Officer: Bob Buster, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Fred Young Farmworker Apartments

Project Location: The Project Site is along the southern side of Dr Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006.

Estimated total project cost: \$22,000,000

Grant Recipient: Coachella Valley Housing Coalition
[24 CFR 58.2(a)(5)]

Recipient Address: 45-701 Monroe Street, Plaza 1, Ste. G, Indio, CA 92201

Project Representative: Mike Walsh

Telephone Number: (760) 347-3157

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]
See Recommended Mitigation Measures as listed on Page 10.

FINDING: [58.40(g)]

Finding of No Significant Impact

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

Finding of Significant Impact


(The project may significantly affect the quality of the human environment)

Preparer Signature: _____ **Date:** _____

Name/Title/Agency: Ben Cendejas, Development Specialist III, Economic Development Agency

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

Name/Title/ Agency: Bob Buster, Chairman, Riverside County Board of Supervisors

FORM APPROVED COUNTY COUNSEL

A.C. WILLIS 3-2-11
DATE

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

Coachella Valley Housing Coalition, a non-profit public benefit corporation, is proposing to use \$1,000,000 in HOME funds for the development and construction of an 85-unit affordable multi-family housing complex located along on the southern side of Dr. Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006 within the existing Fred Young Farm Labor community.

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

The project will consist of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units in addition to one resident manager's unit. Project amenities will include a community room, computer room, pool, laundry facilities, picnic areas, basketball courts and community/vegetable gardens. The proposed project will consist of two- and three-story garden court units.

The estimated total cost for the project is approximately \$22,735,383. Additional sources of funds may include a loan of \$1,000,000 from Joe Serna, Jr. Farmworker Housing Grant Program; a \$3,359,952 loan from the United States Department of Agriculture (USDA) Rural Development; a \$1,200,000 loan from the City of Indio; a Deferred Developer Fee of \$302,400; and tax credit proceeds.

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)]

There are established business park/regional commercial uses located west of the Project Site; industrial park uses and vacant parcels are located north; single-family detached housing uses are located south; farm worker housing units are located southeast; and community commercial uses and vacant parcels are located east.

The existing condition at the Project site is primarily vacant land. However, the existing farm worker housing units (253 units) southeast of the Project site are in substandard condition. Many of the units are dilapidated, have poor insulation, poor heating and cooling, poor infrastructure, and require significant maintenance.

The trends of the substandard conditions do not appear to improve unless new units are built. The existing conditions are almost 50 years old and the ongoing maintenance would only increase as the buildings and infrastructure continue to age. In addition, as the demand for farm worker and low income population continues to grow, constructing new units at the site would be beneficial for the surrounding area.

STATUTORY WORKSHEET

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

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

Project Name: Fred Young Farmworker Apartments

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

Factors	Status (A/B)	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	A	The proposed Project is not expected to have an adverse impact on any historic, architectural or cultural resource provided that proper implementation of the mitigation program occurs, Riverside Co. Environmental Assessment Report and Historical/Archeological Resources Study Report (CRM TECH, Colton, CA, January 8, 2010). Copies of Historical Verification Report submitted to State Historic Preservation Officer (SHPO) and Historical/Archeological Resources Study Report are attached. The 30-day SHPO review periods ended on January 27, 2011.
Floodplain Management [24 CFR 55, Executive Order 11988]	A	Compliance steps are not invoked. The Project does not involve property acquisition, construction or improvement within a 100 year floodplain (Zones A or V) nor does it involve "critical action" within a 500 year floodplain (Zone B). The property is located in Zone X and identified by FEMA Map No. 0602492254G (FEMA Map Service Center: http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=62355381&IFIT=1).
Wetlands Protection [Executive Order 11990]	A	The Project is in a generally developed urban area per field observation and is not within or near a wetland identified by or delineated on maps issue by the US Fish and Wildlife Service or U.S. Army Corps of Engineers. Compliance steps are not invoked. The Project is not located in a wetland, therefore it will not have an adverse impact on any wetlands. (U.S. Fish and Wildlife Service, January, 2011).
Coastal Zone Management Act [Sections 307(c),(d)]	A	Compliance steps are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland. (Staff Review, 2011).
Sole Source Aquifers [40 CFR 149]	A	Compliance steps are not invoked. The Project is not located within an area designated as being supported by a sole source aquifer, as shown on a map of "Designated Sole Source Aquifers in EPA Region IX," (http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssam_ap_reg9.pdf).
Endangered Species Act [50 CFR 402]	A	The Project will not affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat (Field Observation on December 2010). An analysis on the Project site indicates that the Project is not located in an area containing any unique plant communities nor is it located in an endangered, rare or threatened wildlife range or habitat (http://www3.tlma.co.riverside.ca.us/pa/rcdis/print.htm , or see attached).
Wild and Scenic Rivers Act	A	Compliance steps are not invoked. The Project is not located within one mile of a listed Wild and Scenic River.

[Sections 7 (b), (c)]		There are no designated scenic or wild rivers within the City of Riverside according the National Wild and Scenic River Systems (http://www.rivers.gov/wildriverslist.html#ca.2010).
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	A	The Project is located in a "non-attainment" area and conforms with the EPA-approved SIP per AQMD and SCAQMD web sites, standard rules apply.
Farmland Protection Policy Act [7 CFR 658]	A	The Project site is located next to urban-built up land. The Project will not result in reduction in acreage of any agricultural crop or prime farmland. No conversion of farmland within or adjacent to an agricultural preserve is expected. The Project will not impact California's inventory of significant farmland (http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , or see attached).
Environmental Justice [Executive Order 12898]	A	Compliance steps are not invoked. The site is suitable for the proposed use and will not be impacted by adverse environmental conditions nor will it impact low-income or minority populations. Instead, the Project will provide new affordable housing to low-income, minority and/or farmworker populations. (Staff Review, 2011).

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

Noise Abatement and Control [24 CFR 51 B]	A	Recent acoustical studies performed for the General Plan Amendment show that Project sites experience no greater than 55-60 CNEL from freeway, train, roadway, and airport noise sources. This is considered acceptable for noise sensitive uses such as housing of normal construction, without any special insulation. Additionally, during construction, compliance with the City's Noise Ordinance applies and no additional mitigation is necessary. (Staff Review, 2011).
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	A	The Project site is not listed in government databases as a generator, user, or disposer of hazardous materials (SWRCB, 2009). Future uses on the Project site, are not expected to create a significant hazard to residents, employees and visitors to the Fred Young Farmworker Apartments Project site. (http://www.geotracker.swrcb.ca.gov and Staff Review, 2011).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A	The proposed Project is not located adjacent to or near hazardous operations handling petroleum or chemicals of an explosive or flammable nature. No service stations, chemical and petroleum manufacturers, or automotive repair facilities were noted at or in the immediate vicinity of the site. As a result, no recommendations for site clean-up or remediation were made. Future uses are not expected to create a significant hazard to residents, employees and visitors of the project site. (Staff Review, 2011).
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	A	The proposed site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. The closest commercial airport is the Palm Springs Airport, which is 23.4 miles from the Project Site. In addition, the Jacqueline Cochran Regional Airport, the closest airport located in Thermal, is over 7 miles from the Project site. (http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , or see attached).

Environmental Assessment Checklist

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

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

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

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

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	<p>The developer has received full entitlements for the Master-Plan, which includes (1) a Mitigated Negative Declaration/Environmental Assessment, (2) General Plan Amendment, (3) Specific Plan, (4) Design Review, and (5) Tentative Parcel Map.</p> <p>The General Plan Amendment allows for residential use on the Project site. The residential development will provide for farm worker housing and additional affordable housing units for public members at large. The Phase 1 portion of the Master-Plan is approximately 7.52 acres and is located on a portion of Assessor Parcel Numbers: 612-170-005 & 006. The Project will consist of twelve (12) one bedroom units, thirty-three (33) two bedroom units, twenty-eight (28) three bedroom units, and eleven (11) four bedroom units. There will also be one additional 1 bedroom manager's unit. The Project will include tot lots, basketball courts, picnic tables, a community center and day care center. Any impacts created by this development will be addressed through the development review process and mitigated through conditions of approval as deemed appropriate by the responsible reviewing agencies, the Planning Commission and City Councils. (Planning Commission Minutes of September 22, 2010 and Staff Review, 2011).</p>
Compatibility and Urban Impact	1	The Project is compatible with neighboring and surrounding lands uses as there is a mixture of vacant land, commercial, and residential development. (Staff Review, 2011).
Slope	1	<p>The Project site is not located in a mountainous area in the General Plan. Topographically, the site is comprised of relatively flat parcels of land. The design and construction of the project is not expected to create any manufactured slopes. No adverse impacts are expected regarding slopes.</p> <p>(http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm, or see attached).</p>
Erosion	1	The applicant shall be responsible for erosion and dust control both during the grading and construction phases of the project. No adverse impacts, however, are expected regarding erosion. (Staff Review, 2011).
Soil Suitability	1	The Project site is not expected to have any adverse impacts regarding soil suitability. The project site is located in areas of suitable soil conditions. (Staff Review, 2011 and http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , or see attached).
Hazards and Nuisances including Site Safety	1	There are no known hazards nor are there any known nuisances that are expected to be created by or affect the Project. The project area is not located in areas subject to liquefaction. (Staff Review, 2011 and http://www3.tlma.co.riverside.ca.us/pa/rclis/print.htm , or see attached).

Energy Consumption	1	Due to the increase in residential density, there is a potential for an increase in energy consumption. However, no impacts are anticipated. Energy efficient appliances will be installed and rough tolerant plants and landscaping will adhere to the surrounding environment. (Staff Review, 2011).
Noise - Contribution to Community Noise Levels	1	Noise levels may increase during construction of the Project, but development will adhere to General Plan Ordinances. Construction operations shall be conducted in compliance with Title 7 of the Municipal Code (Noise Control) operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work between the hours of 7:00 PM and 7:00 AM on week days and between 5:00 PM and 8:00 AM on Saturdays, or at any time on Sunday or federal holidays such that the sound there from creates a noise disturbance across a residential or commercial property line, or at any time exceeds the maximum permitted noise level for the underlying land use category, except for emergency work by variance. (Entitlements/Planning Department Submittal to the City Council City of Indio, Item No. 13, December 15, 2010).
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The Project may have a temporary impact of offensive odors and additional dust due to operation of heavy equipment, including gas or diesel vehicles. The Applicant is required to provide a water truck to continuously "water down" the graded areas to reduce the amount of dust from excavation as necessary to comply with AQMD Rule 403-Fugitive Dust. In addition, all heavy equipment must be regularly maintained to reduce emissions. (Entitlements/Planning Department Submittal to the City Council City of Indio, Item No. 13, December 15, 2010).
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Project is consistent with the General Plan and through an approved General Plan Amendment, which allows for residential use Project site. The residential development will provide for farm worker housing and additional affordable housing units for public members at large. As the current site is currently adjacent to an existing housing and community commercial uses, it will be compatible with its surrounding areas. No adverse impacts are therefore expected relating to visual quality, coherence, diversity, compatible uses, and scale. (Staff Review, 2011).

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The Project will not alter or have an adverse impact on the demographics, nor will it significantly or adversely alter the character of other adjacent areas (Staff Review, 2011).
Displacement	1	No impact issues relating to displacement are expected as the phase 1 portion of the site is vacant (Staff Review, 2011).
Employment and Income Patterns	1	Project construction is expected to generate some temporary part-time construction jobs, however, employment and income patterns in the area are not expected to be significantly impacted in any adverse way. (Staff Review, 2011).

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The Project may have a minimal increase in students, however, it will not result in a need for new or altered schools. The Project will be located in the Desert Sands Unified School District. The Desert Sands consists of twenty (20) elementary schools, seven (7) middle schools, and seven (7) high schools, within the Desert Sands Unified School District. Martin Van Buren Elementary School is located approximately 0.2 miles from the Project site. The nearest middle school is Thomas Jefferson Middle School, which is approximately 1.1 miles from the Project site. Indio High

		School is located approximately 2.3 miles from the Project site. The developer is required to pay applicable school fees prior to issuance of any building permits. (Staff Review, 2011).
Commercial Facilities	1	No adverse impact is expected since the land use and zoning for the current use of the Project will not impact commercial facilities. (Staff Review, 2011).
Health Care	1	The Project may have a minimal increase, however, it is not expected to have an adverse impact on existing health care services nor result in new construction in the City of Indio. Major medical care is available at John F. Kennedy Memorial Hospital in Indio (158 beds), which is located within 2 miles of the Project site. The nearest medical facility is Martha's Village and Kitchen, which is approximately 0.2 miles from the Project site. (Staff Review, 2011).
Social Services	1	The Project may have a minimal increase in existing social services; however no adverse impacts are expected. The closest social services provided by the County are dispensed through the Coachella Valley Rescue Mission, which is across the street to the east of the Project site. (Staff Review, 2011).
Solid Waste	1	The Project will not have a significant or adverse impact on issues relating to solid waste, No adverse impacts are expected. (Staff Review, 2011).
Waste Water	1	No increase in waste water is anticipated as a result of this Project. (Staff Review, 2011).
Storm Water	1	The Project will be designed in a manner that perpetuates the existing natural drainage patterns with respect to the tributary drainage areas, outlet points and outlet conditions; therefore no adverse impacts are expected. State and Federal regulations may require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with this requirement is enforced by the Regional Water Quality Control Board (Staff Review, 2011).
Water Supply	1	The Project site is served by the Coachella Valley Water District, which provides an adequate and acceptable water supply. (http://www.cvwd.org/ and Staff Review, 2011).
<u>Public Safety</u> - Police	1	Police protection in the project area is provided by the City of Indio Police Dept. The project will result in a minimal increment of population that will be added to the area and is expected to have no adverse impact on the police protection. (http://www.indiopd.org/ and Staff Review, 2011).
- Fire	1	The Project is not expected to have an adverse impact on fire protection services due to the size of the project and the minimal increment of population that is expected to be added to the area. Sufficient service is currently provided by the City of Indio Fire Department. (http://www.indio.org/index.aspx?page=156 and Staff Review, 2011).
- Emergency Medical	1	The Project will not have an adverse impact on emergency medical increases. Emergency medical care is available at John F. Kennedy Memorial Hospital in Indio (158 beds), which is located within 2 miles of the Project. In addition, emergency medical services are available through the City of Riverside's Fire Department. The developer shall comply with all rules, laws, ordinances and regulations of the City of Riverside Fire Department. (Staff Review, 2011).
<u>Open Space and Recreation</u> - Open Space	1	The Project will comply with the City Park Development Impact Fees and General Plan Policies. The proposed project is not expected to have a significant or adverse impact on open space resources in the City of Indio. (Staff Review, 2011).
- Recreation	1	Development of the Project will result in incremental increases in the demand for parkland and recreational services. The collection

		of City Park Development Impact Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Indio General Plan and Staff Review, 2011).
- Cultural Facilities	1	Development of the Project will result in incremental increases in the demand for cultural facilities. The collection City Park Development Fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts. (City of Indio General Plan and Staff Review, 2011).
Transportation	1	The Project may generate an incremental increase in additional vehicular movement; however, current street systems will not be adversely impacted. Public transportation is readily available near the proposed project. No substantial impact upon existing transportation systems is expected. (Sunline Transit Agency, http://www.sunline.org/).

Natural Features

Source or Documentation

Water Resources	1	Domestic water services are primarily provided by the City of Indio. The proposed project is not expected to have an adverse or significant impact on water resources in the City of Riverside. (http://www.cvwd.org/ and Staff Review, 2011).
Surface Water	1	The Project will not have any adverse impacts on expected surface water or drainage. (Staff Review, 2011).
Unique Natural Features and Agricultural Lands	1	The Project will not have an adverse impact on any unique natural features. However, the project may have an impact on historical resources. Mitigation measures set forth in the Environmental Assessment and in the Historical/Archeological Resources Study Report (CRM TECH, Colton, CA, January 8, 2010) will be implemented during the construction phase of the Project.
Vegetation and Wildlife	1	The Project is not expected to have an adverse or significant impact on wildlife and vegetation. (Staff Review, 2011).

Other Factors

Source or Documentation

Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Compliance steps are not invoked. The Project is located on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 0602492254G (FEMA Map Service Center: http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=62355381&IFT=1) in Zone X (FEMA, January 2011). It is not within the 100 years floodplain.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Compliance steps on are not invoked. The Project is not located within a Coastal Zone, as Riverside County is located at least 50 miles inland (Staff Review, 2011).
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The Project site is not located within an airport influence area, nor is the project adversely impacted by a military airfield. The closest commercial airport is the Palm Springs Airport, which is 23.4 miles from the Project Site. In addition, the Jacqueline Cochran Regional Airport, the closest airport located in Thermal, is over 7 miles from the Project site. (http://www3.tlma.co.riverside.ca.us/pa/rcrlis/print.htm , or see attached). The Project is not expected to have any significant impact.

Summary of Findings and Conclusions

The Project will compliment as well as benefit the surrounding land uses. The construction of the Project will provide jobs and increase affordable housing units.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it).

None.

No Action Alternative [24 CFR 58.40(e)]

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

No action for the construction of the Project will leave the site vacant and incompatible with the surrounding area as it is adjacent to residential neighborhoods.

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

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

Unique Natural Features and Agricultural Lands:

The Paleontological Sensitivity Assessment (Tang, CRM TECH, Colton, CA, April 6, 2010) and the Historical/Archeological Resources Study Report (Tang, CRM TECH, Colton, CA, January 8, 2010) states that "In order to address the Project's potential to impact paleontological resources in subsurface sediments, CRM TECH recommends that a mitigation program be developed and implemented during the Project to prevent such impacts or reduce them to a level less than significant. As the primary component of the mitigation program, all grading, trenching, excavations, and/or other earth-moving operations in the undisturbed subsurface sediments within the Project area should be monitored for any evidence of significant, nonrenewable paleontological resources." Therefore, the potential for impacts to significant cultural resources during construction will be considered "low" and additional mitigative efforts during the preplanning phase are not considered necessary.

Additional Studies Performed

(Attach studies or summaries)

- Historical/Archeological Resources Study Report for the Fred Young Farm Labor Center (CRM TECH, Colton, CA, January 8, 2010).
- Paleontological Sensitivity Assessment (CRM TECH, Colton, CA, April 6, 2010).
- Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Number 06065C2975G (FEMA Map Service Center:
http://map1.msc.fema.gov/idms/intraView.cgi?ROT=0&O_X=7200&O_Y=5175&O_ZM=0.038647&O_SX=556&O_SY=399&O_DPI=400&O_TH=86280055&O_EN=86260055&O_PG=1&O_MP=1&CT=0&DI=0&WD=14400&HT=10350&MP_T=0&MPS=0&KEY=86259589&ITEM=1&SCALE=4&GO.x=7&GO.y=10)

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

- City of Indio General Plan.
- Phase I Environmental Site Assessment (RM Environmental, Inc., February 28, 2007).
- Economic Development Agency Site Visit and Staff Review (Staff). January, 2011.
- Federal Emergency Management Agency Map Service Center (FEMA). <http://www.msc.fema.gov>. Retrieved January 2011.
- National Wild and Scenic Rivers (Rivers). <http://www.rivers.gov/maps.html> (Retrieved January 2011).
- State of California: State Water Resources Control Board Geotracker (Geotracker), <http://geotracker.swrcb.ca.gov>
- U.S. Environmental Protection Agency: Sole Source Aquifer (SSA) <http://cfpub.epa.gov/safewater/sourcewater/sourcewater.cfm?action=SSAJune>. (Retrieved January 2011).
- U.S. Fish and Wildlife Services: National Wetlands Inventory (Wetlands) <http://www.fws.gov/wetlands/data/Mapper.html>. (Retrieved January 2011).
- National Wild and Scenic Rivers <http://www.rivers.gov/wildriverslist.html#ca> (Retrieved March 2010).
- Sunline Transit Agency website. <http://www.sunline.org/>.
- Riverside County Land Information System website (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>).
- City of Indio website. <http://www.indio.org/>.
- Coachella Valley Water District website. <http://www.cvwd.org/>.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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calshpo@parks.ca.gov
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January 24, 2011

REPLY TO: HUD101230C

Mr. Benjamin Cendejas, Development Specialist
Riverside County
Economic Development Agency
P. O. Box 1180
Riverside, CA 92502

Dear Mr. Cendejas:

RE: HOUSING DEVELOPMENT PROJECT, VAN BUREN STREET, INDIO, CA

Thank you for forwarding the above referenced undertaking to my office for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. Effective January 11, 2001 new Section 106 regulations were adopted by the Advisory Council on Historic Preservation. The regulations and advisory material can be found at www.achp.gov.

Pursuant to 36 CFR §800.4(d) I do not object to your determination that no historic properties will be affected by the undertaking. However, your agency may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that cultural or historical resources are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

Your consideration of historic properties in the project planning process is appreciated. If you have questions please contact Shannon Lauchner, Historian II, with the Local Government Unit at (916)445-7013 or by email at slauchner@parks.ca.gov.

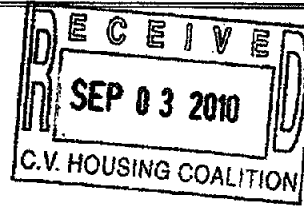
Sincerely,

A handwritten signature in cursive script, appearing to read "Milford Wayne Donaldson for".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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August 30, 2010

Reply In Reference To: USDA090715A

Pedro Rodriguez
Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G, Plaza 1
Indio, CA 92201

RE: Section 106 Consultation for Proposed Fred Young Farm Labor Camp, Phase I and II, Dr. Carreon Boulevard and Van Buren Street, Indio, CA

Dear Mr. Rodriguez:

Thank you for initiating consultation with me on behalf of the United States Department of Agriculture (USDA) in an effort to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You are requesting I concur that the above-referenced undertaking will not affect historic properties.

The Coachella Valley Housing Coalition proposes to use USDA funding to construct 85 units of farm labor housing. The camp will be built on a vacant 6-acre portion of a 59-acre site. Farm laborer housing dating from approximately 1966 and vacant land make up the remaining acreage. Two-to-three feet of ground disturbance at various points around the subject parcel will be required for the installation of utilities and sewer connections. In addition to your letter, you have provided the following document in support of this undertaking:

- *Historical/Archaeological Resources Study Report: Fred Young Farm Labor Center, City of Indio, Riverside County, California* (CRM Tech: January 2010)

This report summarizes identification efforts undertaken within the Area of Potential Effect (APE). Qualified CRM Tech staff conducted Native American consultation, performed archival research, and conducted a pedestrian survey of the project area. An archeologist meeting the Secretary of the Interior Standards walked parallel transects spaced 15 meters apart across the project area. Ground visibility ranged from good (75%) to excellent (100%). CRM Tech determined that the project has a low probability of affecting historic properties.

Having reviewed this documentation, I have the following comments:

1) I concur that the Area of Potential Effects (APE) has been properly determined and documented pursuant to 36 CFR Parts 800.4 (a)(1) and 800.16 (d)

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2) I further concur that the finding of No Historic Properties Affected is appropriate pursuant to 36 CFR Part 800.4(d) (1) and that the documentation supporting this finding has been provided pursuant to 36 CFR Part 800.11(d).

3) Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Thank you for considering historic resources during project planning. If you have any questions or comments, please contact Tristan Tozer of my staff at (916) 445-7027 or email at ttozer@parks.ca.gov.

Sincerely,

Susan H Stratton for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY (EDA)
HISTORIC VERIFICATION NOTICE**

HISTORICAL VERIFICATION: Supplemental information and analysis pursuant to Section 106 of the National Historic Preservation Act.

PROJECT NAME: Fred Young Farmworker Apartments – Indio, CA

PROJECT SPONSOR: Coachella Valley Housing Coalition

PROJECT LOCATION (Project Site): The overall proposed master plan site is located on the westside of Van Buren Street between Doctor Carreon Boulevard (47th Street) and 48th Street in the City of Indio, Assessor Parcel Numbers: 612-210-005, 612-210-006, 612-170-005 and 612-170-006.

The proposed Phase 1 portion of the proposed master plan is located generally on southwest corner of Doctor Carreon Boulevard (47th Street) and Van Buren Street (the “Project”). The Project under review is located on a portion of Assessor Parcel Numbers: 612-170-005 & 006.

Refer to Exhibit “A” for Project Site and Photos.

PROJECT DESCRIPTION:

The Project Sponsor has requested \$5,000,000 in HOME funds to develop an eighty-five (85) unit affordable housing complex that sits on approximately 7.5 acres. The Project is comprised of twelve (12) one bedroom units, thirty-three (33) two bedroom units, twenty-eight (28) three bedroom units, and eleven (11) four bedroom units. There will also be one additional 1 bedroom manager’s unit. The proposed Project will consist of two and three story garden court units.

Analysis:

1. Proposed Project is an Undertaking for Purposes of Historical Review

It is considered an undertaking for purposes of historical review in that new construction could potentially result in changes in the character or use of historic properties, should any such properties be located within the Area of Potential Effect (APE).

2. Project Location and Surroundings

The Project is generally located at the intersection of Doctor Carreon Boulevard and Van Buren Street in Indio California. Established business park/regional commercial uses are located west of the Project Site; industrial park uses and vacant parcels are located north; single family detached housing uses are located south; and community commercial uses and vacant parcels are located east.

3. Area of Potential Effect (APE)

Due to the fact that the proposed project involves new construction, the APE shall be defined to include the Project Site as well as the properties contiguous to and within 500 feet of the Project

Site. The Project Site is currently vacant and generally flat. The lot is covered by grass and some debris. The area is comprised of residential units, community commercial facilities, industrial, and commercial properties. To the north of the Project Site are vacant parcels and industrial park uses-Superior Pool Products (distribution center). South of Project Site are single family detached homes built in the 1970's. West of the Project Site is a business/industrial park (Verizon). East of the Project Site are primarily community commercial uses (Coachella Valley Rescue Mission) and scattered vacant parcels. The surrounding parcels are zoned for Industrial Park (IP), Business Park (BP), Residential-Low (RL), Mixed Use (DA)/Community Commercial (CC).

4. Additional Information from Other Sources

- The National Register of Historical Places – Riverside County (December 29, 2010)
- Riverside County Points of Historical Interest
- Historical/Archeological Resources Study Report (CRM TECH, Colton, CA – 1/8/2010).

5. Evaluation of Properties Listed or Eligible for Listing in the National Register of Historic Places within the “Area of Potential Effect”

A staff site visit on December 23, 2010, confirmed that there are no historic structures within the APE. Therefore, the project will not impact any National Register properties. Neither the Project Site nor properties within the APE are listed or eligible for listing in the National Register of Historic Places, California Register of Historic Places or Riverside County Points of Historical Interest.

6. Effect of Proposed Project on Historic Properties or Potentially Historic Properties

The project proposes new construction and will require infrastructure, on and off-site improvements.

Based on the completed staff site visit and the information in Nos. 3, 4 and 5, above, neither the Project Site nor the APE appear to contain structures or items of historical or cultural significance.

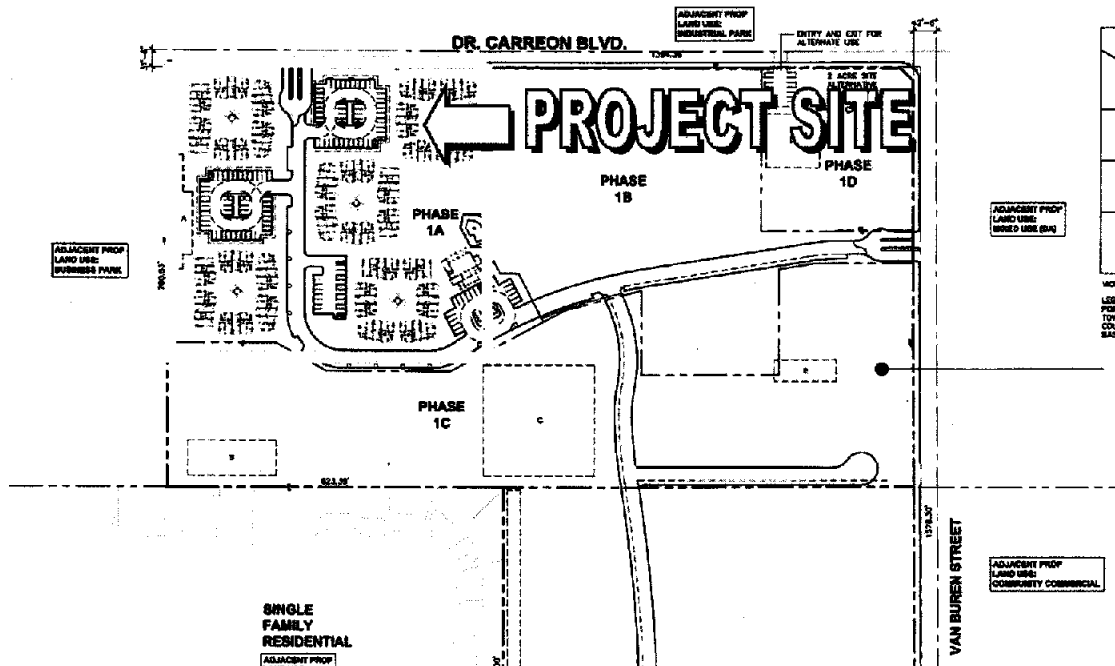
Staff is of the opinion that the proposed new construction project will not have an effect on any known existing historical or cultural resources.

EXHIBIT "A"

Project Site & Photos
(Photos taken December 23, 2010)



Portions of Assessor Parcel Numbers 612-170-005 & 006





Project Site



South side of Project Site



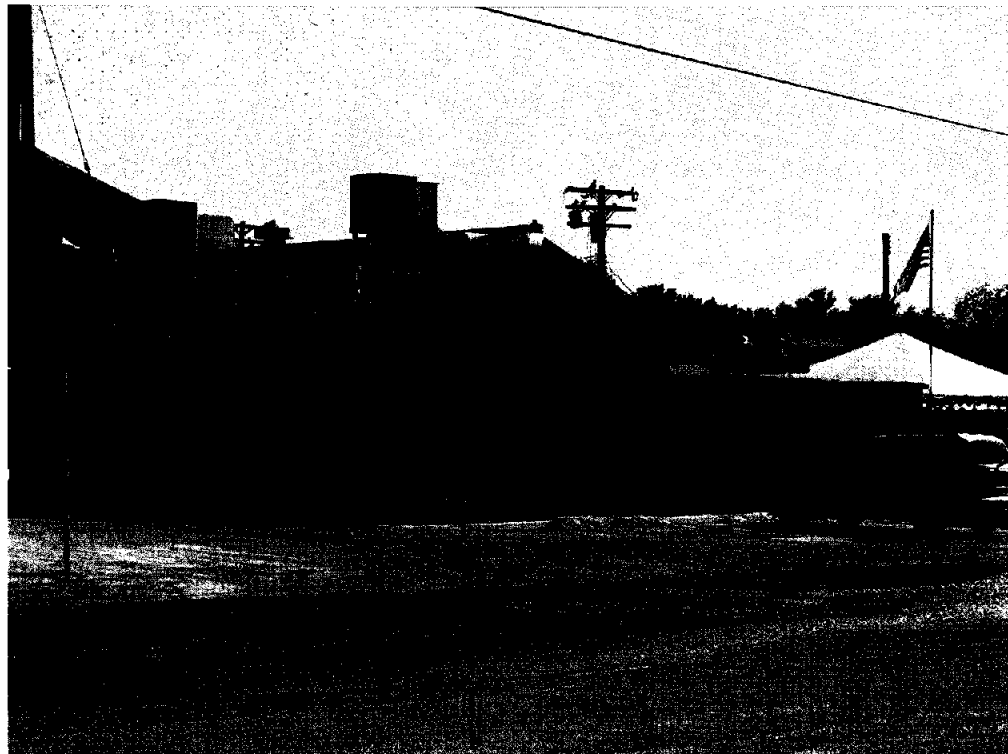
North of Project Site



West of Project Site



East of Project Site



East of Project Site



West of Project Site



Southwest of Project Site

HISTORICAL/ARCHAEOLOGICAL RESOURCES STUDY REPORT

FRED YOUNG FARM LABOR CENTER

**City of Indio
Riverside County, California**

For Submittal to:

City of Indio
Community Development Department
100 Civic Center Mall
Indio, CA 92201

Prepared for:

Mike Walsh
Coachella Valley Housing Coalition
45-701 Monroe Street, Plaza 1, Suite G
Indio, CA 92201

Prepared by:

CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Michael Hogan, Principal Investigator



CRM TECH

January 8, 2010
CRM TECH Contract No. 2403

NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Author(s): Terri Jacquemain, Historian/ Architectural Historian
Daniel Ballester, Archaeologist

Consulting Firm: CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

Date: January 8, 2010

Title: Historical/ Archaeological Resources Study Report: Fred Young
Farm Labor Center, City of Indio, Riverside County, California

For Submittal to: City of Indio
Community Development Department
100 Civic Center Mall
Indio, California 92201
(760) 391-4000

Prepared for: Mike Walsh
Coachella Valley Housing Coalition
45-701 Monroe Street, Plaza 1, Suite G
Indio, CA 92201
(760) 347-3157

USGS Quadrangle: Indio, Calif., 7.5' quadrangle (Section 25, T5S R7E, San Bernardino
Base Meridian)

Project Size: Approximately 60 acres

Keywords: Coachella Valley, Riverside County; historical/ archaeological
resources survey; Assessor's Parcel Nos. 612-170-005 and -006, 612-
210-005 and -006; Fred Young Farm Labor Center, circa 1966;
government-subsidized farm worker housing camp; not a "historical
resource" under CEQA; further documentation recommended

MANAGEMENT SUMMARY

Between November 2009 and January 2010, at the request of the Coachella Valley Housing Coalition, CRM TECH performed a cultural resources study on the Fred Young Farm Labor Center, an approximately 60-acre multi-family housing complex in the City of Indio, Riverside County, California. The subject property of the study consists of Assessor's Parcel Nos. 612-170-005 and -006, 612-210-005 and -006, located on the west side of Van Buren Street between Dr. Carreon Boulevard and Avenue 48, in the southeast quarter of Section 25, T5S R7E, San Bernardino Base Meridian. The study is part of the environmental review process for a proposed redevelopment project on the property. The City of Indio, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City of Indio with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resources records search, contacted Native American and local community representatives, pursued historical background research, and carried out an intensive-level field survey.

The results of these research procedures indicate that the Fred Young Farm Labor Center was constructed in and shortly after 1966 to provide housing for itinerant farm workers, replacing a smaller farm labor camp in a different portion of the project area that can be traced to circa 1935. It was one of several government-subsidized farm labor housing projects in the state—and the only one in southern California—constructed in the mid- and late 1960s amid increasing public outcry over substandard living conditions and early farm labor unionization efforts led by Cesar Chavez.

Historically, migrant farm labor has long been an integral part of the Coachella Valley's agricultural economy, and its influence continues to be reflected in the region's racial, social, and economic compositions today. The early and mid-20th century farm labor culture, thus, can be considered a pattern of events that has made a significant contribution to the history and cultural heritage of California and, specifically, the Coachella Valley region. Because of its close association with this broad pattern of events, the Fred Young Farm Labor Center was recorded into the California Historical Resources Inventory during this study despite failing to meet the general age threshold for recordation.

Guidelines adopted by the State of California provide for the consideration of properties less than 50 years old for listing in the California Register of Historical Resources, but such properties are required to be of "exceptional importance." Within the context of migrant farm labor in the Coachella Valley, the Fred Young Labor Center served as a solution to substandard farm labor housing, as a home to generations of migrant workers, and as a backdrop for labor unionization issues. Although these are certainly parts of an important theme in modern California history, they fall short of bestowing upon the center an exceptional level of significance as an iconic landmark in its roles.

Based on these findings, the Fred Young Farm Labor Center does not appear eligible for listing in the California Register of Historical Resources due to insufficient age, although it certainly demonstrates the potential to be eligible once it becomes 50 years old. At the present time, therefore, it does not meet the official definition of a "historical resource," as outlined by CEQA. As such, the potential impacts of the proposed redevelopment project on the property would not constitute "a substantial adverse change in the significance of a historical resource" or "a significant effect on the environment" under CEQA provisions.

Nevertheless, in the interest of preserving the community's cultural heritage whenever possible, CRM TECH recommends to the City of Indio that the history of the Fred Young Farm Labor Center be further documented, and that the results be curated at appropriate repositories for easy access by local historians and researchers in labor history in the future. In addition to researches completed during the present study, the recommended scope of this comprehensive documentation program should include detailed photographic recordation of the buildings, scaled mapping of the compound and representative units, and oral historical interviews with early residents.

No other potential "historical resources" were encountered during the study. Therefore, no other cultural resources procedures are recommended for the proposed project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

Between November 2009 and January 2010, at the request of the Coachella Valley Housing Coalition, CRM TECH performed a cultural resources study on the Fred Young Farm Labor Center, an approximately 60-acre multi-family housing complex in the City of Indio, Riverside County, California (Fig. 1). The subject property of the study consists of Assessor's Parcel Nos. 612-170-005 and -006, 612-210-005 and -006, located on the west side of Van Buren Street between Dr. Carreon Boulevard and Avenue 48, in the southeast quarter of Section 25, T5S R7E, San Bernardino Base Meridian (Fig. 2). The study is part of the environmental review process for a proposed redevelopment project on the property. The City of Indio, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.).

The purpose of the study is to provide the City of Indio with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area, as mandated by CEQA. In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resources records search, contacted Native American and local community representatives, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study.

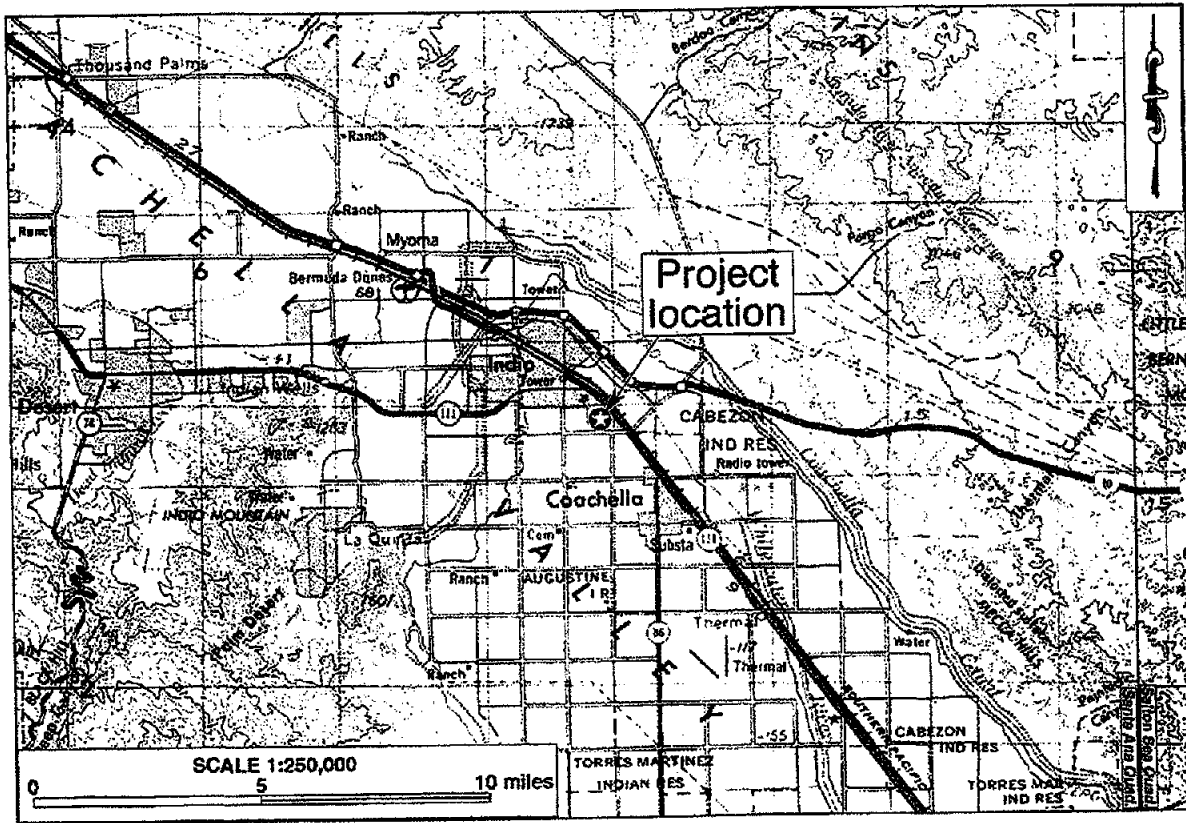


Figure 1. Project vicinity. (Based on USGS Salton Sea and Santa Ana, Calif., 1:250,000 quadrangles [USGS 1969; 1979])

SETTING

CURRENT NATURAL SETTING

The City of Indio is situated in the heart of the Coachella Valley, a northwest-southeast trending desert valley that constitutes the western end of the Colorado Desert. Dictated by this geographic setting, the climate and environment of the region are typical of southern California's desert country, marked by extremes in temperature and aridity. Temperatures in the region reach over 120 degrees in summer, and dip to near freezing in winter. Average annual precipitation is less than five inches, and average annual evaporation rate exceeds three feet.

As previously stated, the project area comprises the Fred Young Labor Center, located in a residential setting in the southeastern portion of the city, approximately a mile from the downtown area. The irregularly shaped tract of land is bounded on the north by Dr. Carreon Boulevard (formerly Avenue 47), on the east by Van Buren Street, on the south by Avenue 48, and on the west by a large commercial building and a single-family residential neighborhood. It features a mix of multi-family residential buildings, common buildings and play areas, paved roads and walkways, and open land. Several deteriorated and partially buried asphalt roads are found in the northwest portion of the project area.

Where exposed, the soils are predominantly a light gray, fine sandy loam, with a sparse scatter of freshwater shells from Ancient Lake Cahuilla, typical of the Coachella Valley desert floor. The terrain is relatively level, with a slight incline towards the northwest. The elevations of the property are around 30 feet below mean sea level. Vegetation observed includes date palms, palo verde, cottonwood, eucalyptus, olives, sunflowers, tumbleweeds, various landscaping plants, and small desert shrubs and grasses (Fig. 3).

CULTURAL SETTING

Ethnohistoric Context

The Coachella Valley is a historical center of settlement for the Cahuilla people. The Cahuilla, a Takic-speaking people of hunters and gatherers, are generally divided by



Figure 3. Overview of the current natural setting of the project area. *Left*: a vacant portion of the property; *right*: a park area within the Fred Young Farm Labor Center. (Photos taken on November 25, 2009)

anthropologists into three groups according to their geographic setting: the Pass Cahuilla of the San Geronio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The basic written sources on Cahuilla culture and history include Kroeber (1925), Strong (1929), and Bean (1978). The following ethnohistoric discussion is based primarily on these sources.

The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage or clan belonged to one of two main divisions of the people, known as moieties. Members of clans in one moiety had to marry into clans from the other moiety. Individual clans had villages, or central places, and territories they called their own, for purposes of hunting game, gathering food, or utilizing other necessary resources. They interacted with other clans through trade, intermarriage, and ceremonies.

Population data prior to European contact are almost impossible to obtain, but estimates range from 3,600 to as high as 10,000 persons. During the 19th century, however, the Cahuilla population was decimated as a result of European diseases, most notably smallpox, for which the Native peoples had no immunity. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in and near the Coachella Valley, including Cabazon, Torres Martinez, Augustine, Agua Caliente, and Morongo.

Historic Context

In 1823-1825, José Romero, José Maria Estudillo, and Romualdo Pacheco, leading a series of expeditions in search of a route to Yuma, became the first noted European explorers to travel through the Coachella Valley. However, due to its harsh environment, few non-Indians ventured into the desert valley during the Mexican and early American periods, except those who traveled across it along the established trails. The most important among these trails was the Cocomaricopa Trail, an ancient Indian trading route that was "discovered" in 1862 by William David Bradshaw and became known after that as the Bradshaw Trail. In much of the Coachella Valley, this historic wagon road traversed a similar course to that of present-day Highway 111. During the 1860s-1870s, the Bradshaw Trail served as the main thoroughfare between coastal southern California and the Colorado River, until the completion of the Southern Pacific Railroad in 1876-1877 brought an end to its heyday.

Non-Indian settlement in the Coachella Valley began in the 1870s, with the establishment of railroad stations along the Southern Pacific Railroad, and spread further in the 1880s, after public land was opened for claims under the Homestead Act, the Desert Land Act, and other federal land laws. Farming became the dominant economic activity in the valley, thanks to the development of underground water sources, often in the form of artesian wells. But it was not until the completion of the Coachella Canal in 1948-1949 that farmers in the arid region obtained an adequate and reliable water supply. The main agricultural staple in the Coachella Valley, the date palm, was first introduced around the turn of the century. By the late 1910s, the date palm industry had firmly established itself, giving the region its celebrated image of "the Arabia of America." Starting in the 1920s, a new industry, featuring equestrian camps, resort hotels, and eventually country clubs, gradually

spread throughout the Coachella Valley, and since then transformed it into southern California's leading winter retreat.

The City of Indio has its roots in the Southern Pacific Railroad station of Indian Wells, which was renamed Indio in 1877 to avoid confusion with another station on the same line. The townsite for Indio was officially laid out in 1888 on a portion of Section 23, T5S R7E, which the U.S. government had previously granted to the Southern Pacific Railroad Company. When the County of Riverside was created in 1893, Indio was designated one of the new county's 12 judicial townships and 40 election precincts. Long known as a railroad town, Indio was dominated by the Southern Pacific and its operations in almost every aspect of life until the 1960s. In 1930, Indio became the first incorporated city in the Coachella Valley.

RESEARCH METHODS

RECORDS SEARCH

On November 13, 2009, CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) conducted the historical / archaeological resources records search at the Eastern Information Center (EIC), University of California, Riverside. During the records search, Gallardo examined maps and records on file at the EIC for previously identified cultural resources in or near the project area, and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

NATIVE AMERICAN SCOPING

On November 10, 2009, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. In the meantime, CRM TECH contacted the Torres Martinez Desert Cahuilla Indians and the Cabazon Band of Mission Indians to inform the tribes of the upcoming archaeological fieldwork. Following the commission's recommendations, CRM TECH contacted a total of 17 Native American representatives in the region in writing on November 24 to solicit local Native American input regarding possible cultural resources concerns associated with the proposed project. The correspondences between CRM TECH and the Native American representatives are attached to this report in Appendix 2.

CONSULTATION WITH LOCAL HISTORICAL ORGANIZATIONS

As a part of the research procedures, CRM TECH historian Terri Jacquemain (see App. 1 for qualifications) contacted the Coachella Valley Museum and Cultural Center on December 21, 2009, for supplementary information regarding the Fred Young Farm Labor Camp or other potential cultural resources in the project vicinity, as well as the organization's comments regarding the facility's historic significance. On the next day,

Allison Fedrick, Public Program Coordinator, and Sue Karr, Archivist, responded on behalf of the group.

HISTORICAL BACKGROUND RESEARCH

Historical research for this study was conducted by Terri Jacquemain in two phases. The preliminary historical background overview was completed on the basis of published literature in local and regional history and historic maps of the Indio area. Among maps consulted for this study were the U.S. General Land Office's (GLO) land survey plat maps dated 1856 and the U.S. Geological Survey's (USGS) topographic maps dated 1904, 1941, and 1956. After the recordation of the buildings in the project area, Jacquemain pursued more specific and in-depth research on the history of the property. Sources consulted during this phase of the research included online databases of various federal agencies and the archives of the County of Riverside, *The Los Angeles Times*, and the architectural firm of Ruhnau, Ruhnau, Clark.

FIELD SURVEY

On November 25, 2009, CRM TECH archaeologist Daniel Ballester (see App. 1 for qualifications) conducted the intensive-level field survey of the project area. During the survey, Ballester walked parallel transects spaced 15 meters (approx. 50 feet) apart across the open areas of the property, including play areas not covered by lawn. A more cursory inspection was conducted between and around the buildings in the project area where regular transects were impracticable.

In order to facilitate proper recordation of the Fred Young Farm Labor Center, Ballester made detailed notations and preliminary photo-documentation of the structural and architectural characteristics and current conditions of the buildings in the complex. In this way, the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic periods (i.e., 50 years ago or older). Ground visibility on the property ranged from good (75%) to excellent (100%) in the open areas but was poor in areas obscured by landscaping.

RESULTS AND FINDINGS

RECORDS SEARCH

According to EIC records, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on the property. Outside the project boundaries but within a one-mile radius, EIC records show more than three dozen previous cultural resources studies covering various tracts of land and linear features, including an adjacent parcel to the north (Fig. 4). As a result of these and other similar studies in the vicinity, three historic-period buildings, six prehistoric archaeological sites, seven historic-period sites, one site with both prehistoric and historic-period artifacts, and four prehistoric isolates—i.e., localities with fewer than three artifacts—were previously recorded within the scope of the records search, as listed in Table 1. None of these previously recorded cultural resources was located in the immediate vicinity of the project area, and thus none of them requires further consideration during this study.

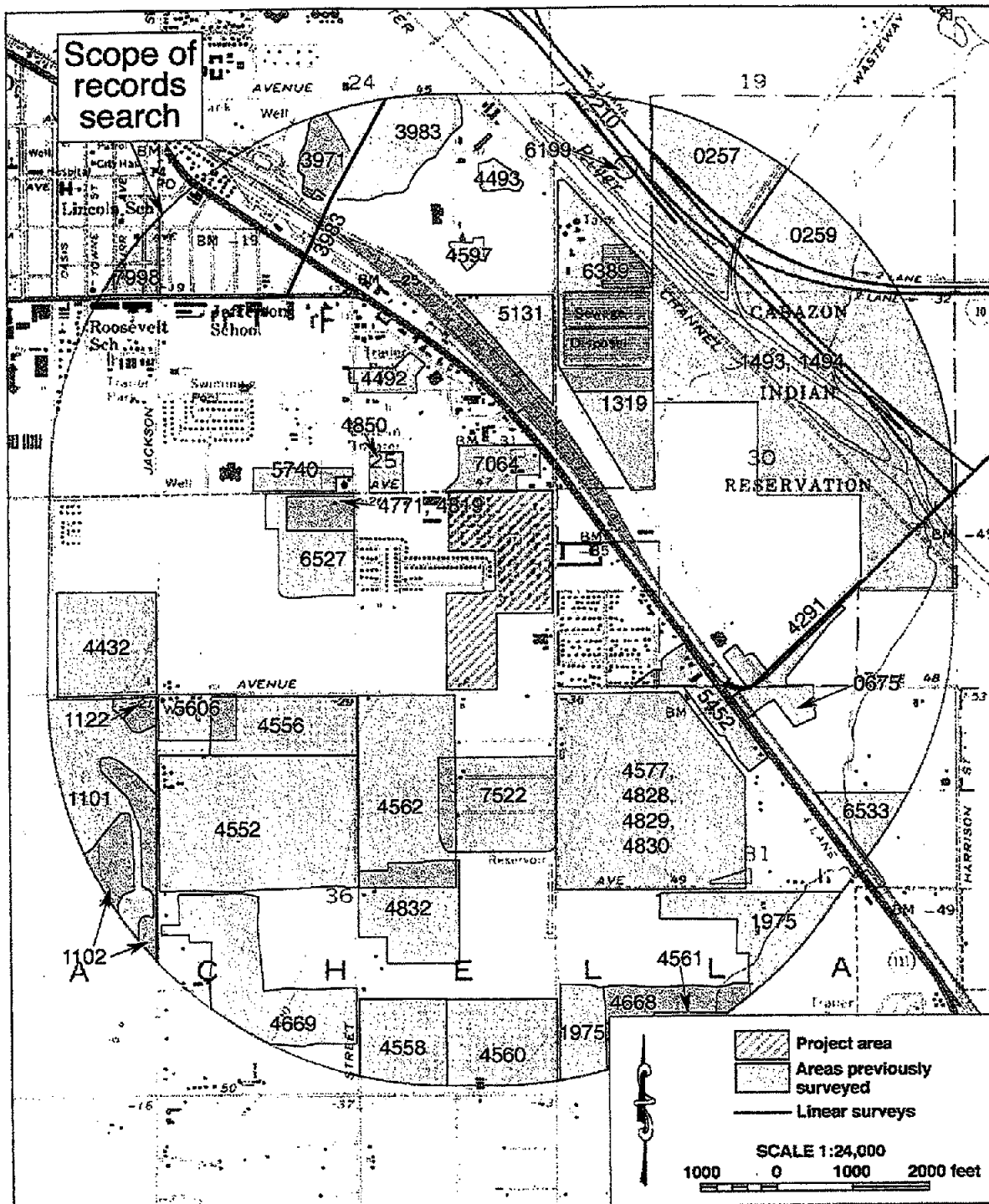


Figure 4. Previous cultural resources studies in the vicinity of the project area, listed by EIC file number. Locations of historical/archaeological sites are not shown as a protective measure.

Site No.	Recorded by/Date	Description
33-000149	Eberhart 1951	Large prehistoric site with ceramics, bone, shell fragments, lithics, shell and glass trade beads, and groundstone artifacts
33-000676	McKenna 1996	Scatter of pottery sherds and shell debris
33-005325	Rosenthal 1993	20th century refuse scatter
33-008302	Juhola 1983	Single-story, Mission Revival-style residence, ca. 1925
33-008327	Starratt 1984	Single-story, Pueblo Revival-style residence, ca. 1930
33-008330	Starratt 1984	California Bungalow, ca. 1920
33-009498	Taniguchi 2005	Segment of Southern Pacific (now Union Pacific) Railroad
33-010971	Hogan 2001	Concrete footing with a light scatter of sun-altered amethyst glass and a fragment of an aqua color glass insulator
33-011393	Brock 2002	Quartz discoidal
33-011410	Brock and Eason 2002	Ceramics and lithic scatter with fire-affected clay
33-011411	Brock and Eason 2002	Ceramics scatter and fire-affected clay
33-011412	Brock and Eason 2002	Scatter of late historic-period artifacts associated with a former farmhouse, ca. 1940s-1960s
33-012294	Brock and Patterson 2002	Lithic flakes, ceramic sherds, several fire-altered clay fragments, and modern glass and plastic debris
33-012379	Hogan et al. 2005	Large scatter of ceramic sherds, groundstone fragments, chipped-stone debitage, faunal remains, fire-affected rock, and clay fragments
33-013094	Ballester 2001	Mano fragment
33-013095	Ballester 2002	Mano fragment, fire-affected rock
33-014901	Eliseuson 2004	Historic-period refuse scatter and well, ca. 1910-1927
33-014902	Budinger 2003	Quartzite mano
33-015674	Sanka 2006	Agricultural water control system with standpipes and valves and several historic refuse items, post-1945
33-017259	Ballester 2008	Coachella Valley Stormwater Channel/Whitewater River
33-017629	McDougall and Horne 2009	Prehistoric habitation site

NATIVE AMERICAN SCOPING

In response to CRM TECH's inquiry, the Native American Heritage Commission reports in a letter dated November 24, 2009, that the sacred lands record search did not indicate the presence of Native American cultural resources within a half-mile radius of the project area, but recommends that local Native American groups be contacted for further information. For this purpose, the commission provided a list of potential contacts in the region (see App. 2).

Upon receiving the commission's response, CRM TECH initiated correspondence with all 13 individuals on the referral list and the organizations they represent. In addition, John Gomez, Jr., Cultural Resources Coordinator for the Ramona Band of Cahuilla Indians, David Saldivar, Tribal Government Affairs Officer for the Augustine Band of Cahuilla Mission Indians, Lisa Auclair, Planning Assistant for the Torres Martinez Desert Cahuilla Indians, and Steven Estrada, Environmental Director for the Santa Rosa Band of Mission Indians, were contacted. To date, three written responses have been received (see App. 2).

In a letter dated December 1, Ms. Auclair indicates that the Torres Martinez Band wishes to defer to the Cabazon Band of Mission Indians for this project, but expects to provide that band with "cultural resource support." In addition, Ms. Auclair recommends that a Native American monitor be present during any ground-disturbing activities. Responding on

behalf of the Cabazon Band, Judy Stapp, Director of Cultural Affairs, states in a letter dated December 8, 2009, that the project area is located outside the Cabazon reservation land and that the tribe has no specific archival information regarding cultural resources within or near the project area.

In a letter dated December 21, Sean Milanovich, Director of Tribal Historic Preservation for the Agua Caliente Band of Cahuilla Indians, states that a search of tribal records indicates a total of 15 prehistoric and 3 historic-period sites are present within one mile of the project area. The tribe requests monitoring of ground-disturbing activities associated with the project, copies of cultural resource reports and site records, and that proper procedures be followed if human remains are discovered in the project area.

CONSULTATION WITH LOCAL HISTORICAL ORGANIZATIONS

As stated above, CRM TECH contacted the Coachella Valley Museum and Cultural Center regarding the history of the project area and the Fred Young Farm Labor Center. Responding on behalf of the organization on December 22, 2009, Allison Fedrick, Public Program Coordinator for the group, stated that there might be archival materials on file and suggested Ed Mathews and Sue Karr, the group's Archivists, be consulted.

In a telephone interview on the same day, Ms. Karr stated the Fred Young Farm Labor was an "integral part of the history of the Coachella Valley." She continued:

The Mexican farm laborers—*los braceros*—were the work force here and still are. Many had grandparents who worked in the fields. The Valley couldn't be what it is without them. (Karr 2009)

Ms. Karr also voiced concerns that the buildings were "almost 100%" occupied and stated she would prefer the property and the buildings be renovated instead of redeveloped. She further stated that she would check for additional information on file. A telephone message to Ed Mathews on December 28 has not been returned so far.

HISTORICAL RESEARCH

Overview

Historic maps consulted for this study suggest that the Indio area has long been a center of settlement activities by both the native Cahuilla population and non-native settlers (Figs. 5-8). In 1855-1856, an Indian village was noted just over a half-mile northwest of the project location, and a trail running east-west appears to have passed near the northern end of the project area (Fig. 5). By the early 20th century, the town of Indio boasted a small cluster of buildings at the hub of several winding roads that converged near the railroad station on the Southern Pacific Railway (Fig. 6). One of these roads, evidently the forerunner of today's Highway 86, crossed the middle portion of the current project area (Fig. 6).

Forty years later, the City of Indio had gradually taken shape, and the project area had become partially occupied by a farm labor housing compound commonly referred to as Indio Camp, which was built around 1935 by the U.S. Department of Agriculture as a temporary facility and consisted of 186 12x18-foot one-room buildings with no indoor

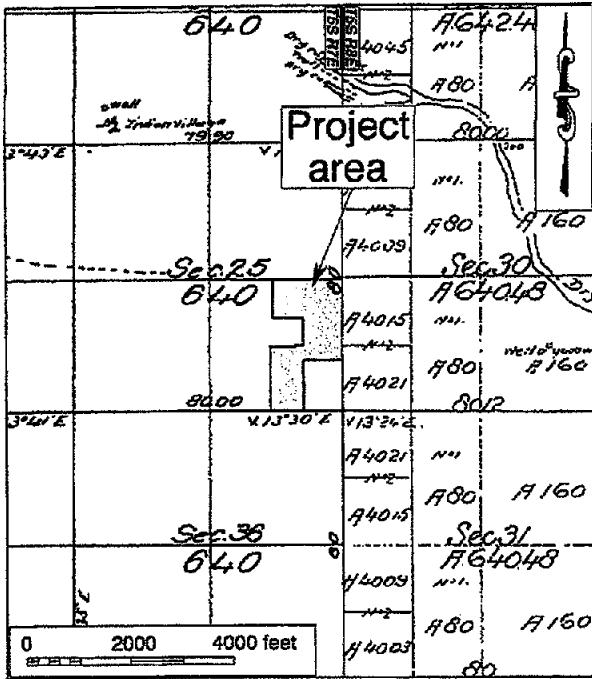


Figure 5. The project area and vicinity in 1855-1856. (Source: GLO 1856a; 1856b)

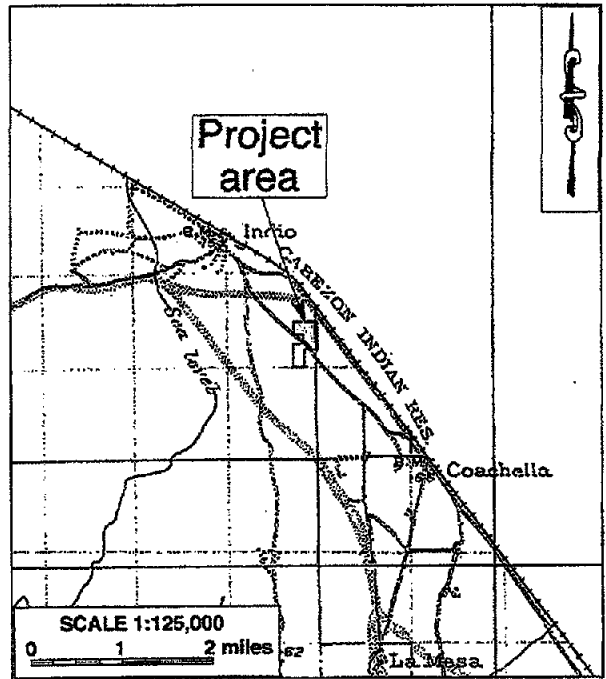


Figure 6. The project area and vicinity in 1901. (Source: USGS 1904)

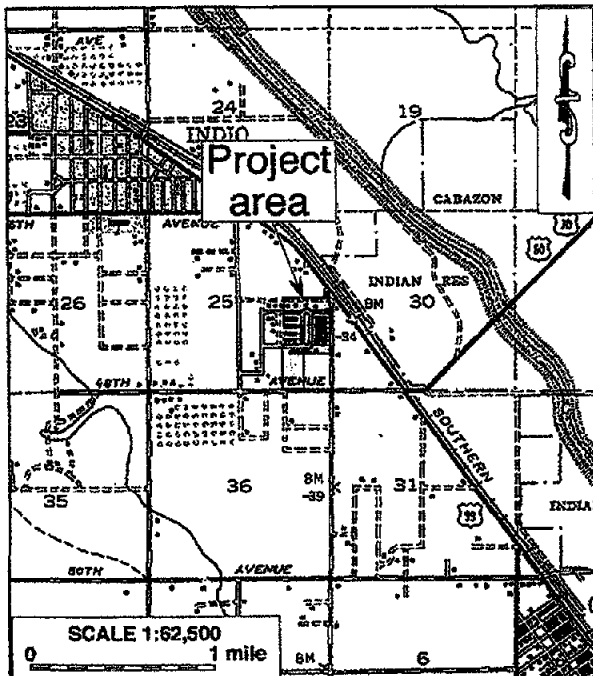


Figure 7. The project area and vicinity in 1941. (Source: USGS 1941)

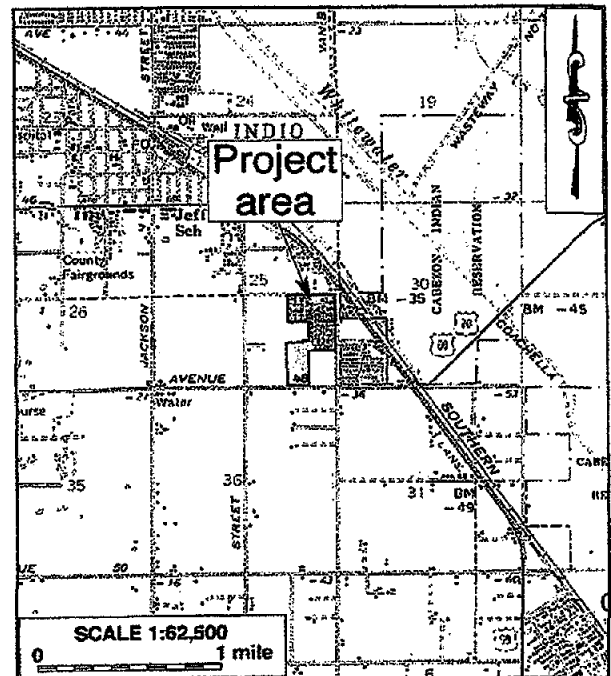


Figure 8. The project area and vicinity in 1952-1956. (Source: USGS 1956)

plumbing (Bernstein 1965; Figs. 6, 7). Thirty years after that, these "shacks," intended to house single male farm workers, were instead home to some 1,100 farm laborers and family members, including 370 children (Bernstein 1965). The rent was \$25 per month, and although by then some two- and three-bedroom units with plumbing were available for \$60, squalid conditions prevailed everywhere in the camp (*ibid.*).

In the early 1960s, grower, union, and government leaders agreed that relieving substandard health and safety conditions was essential to farm labor recruitment, but they agreed on little else. Growers were accused of blocking housing improvement projects so that American workers would reject farm jobs and allow cheaper Mexican labor to harvest the state's multi-billion-dollar crops (Bernstein 1965). In turn, the growers complained that economics within the industry prevented them from building large-scale housing projects. Government interests dictated that federal money spent for farm worker housing should benefit and attract American workers (*ibid.*).

Meanwhile, in 1962 labor leader Cesar Chavez organized the National Farm Worker Association (now the United Farm Workers [UFW]) to bring attention to the plight of the agricultural laborers. His tireless efforts result in an increasing membership who successfully negotiated their first union contract with a Central Valley grape grower in 1966 (UFW 2006). It was against this backdrop that the present-day Fred Young Farm Labor Camp came into being in the mid- and late 1960s.

Fred Young Farm Labor Center

The Fred Young Farm Labor Center was constructed in two phases, beginning around 1966, in response to mounting pressure to alleviate the substandard living conditions of migrant workers and their families. Securing federal money for new construction at what was formerly known as Indio Camp became tangled in legalities over property ownership, but by the spring of 1966, \$529,000 had been approved for 80 permanent units along Van Buren Street (Bernstein 1965; *Los Angeles Times* 1966). It was one of several government-subsidized farm labor housing projects built in the state around the same time, but the only one located in southern California (Hillenger 1966).

The new buildings were designed by well-known Riverside architect Herman O. Ruhnau (1912-2007), and built by Corona contractor Woody Stewart (*Los Angeles Times* 1966). The compound was named in honor of the longtime manager of Indio Camp, Fred Young, whose widow Grace became a longtime manager of the new units (*ibid.*). Even as the new construction got underway, a second federal housing loan of \$650,000 for an additional 83 units was under negotiation, and evidently resulted in the buildings situated in the southwestern portion of the project area, on the north side of Avenue 48 (*ibid.*). Meanwhile, a federal-state joint effort on the property culminated in a temporary housing project that included 100 portable units and two utility buildings for adult education and childcare services (*Los Angeles Times* 1965).

Built amid a tumultuous period in the history of organized labor, the farm worker housing complex early on was, on several occasions, the scene of serious altercations and strikes as farm workers pursued influence through unionization but encamped with differing factions. In one incident, 400 striking UFW members arrived at the Fred Young Farm Labor Center to picket and garner support, sparking a face-off with Teamsters and their

supporters (*Los Angeles Times* 1973). Some of the farm workers who lived at the camp and supported the Teamsters called the police after they were stopped from crossing the UFW picket line to go to work. Before it was over, a "high-ranking" Teamster was taken to the hospital after suffering a blow to the head, and a car went up in flames (*ibid.*).

The migrant farm workers who harvested untold tons of crops, then as now, are a crucial link in the Coachella Valley's agricultural economy. Still, the effects of low wages, *de facto* segregation, and other socio-economic disadvantages took their toll, and the Fred Young Farm Labor Center was also the scene of much crime and drug trafficking. A resident of the camp as a youth, professor and author Rigoberto Gonzalez provides a glimpse of his experience:

That crowded home was one of many government-subsidized apartments of the Fred Young Farm Labor Camp in Indio, commonly referred to as "el campo." In the 1970s it was an idyllic community since the housing was new, the lawns fresh with watered grass, the trees pruned to such matching proportions as to recall a cookie cutter, the walls white and clean as canvases, the rows of front doors alternating colors between red and blue—a patriotic display for a citizenry of Mexican farm workers.

By the time my family moved there in the early 1980s, el campo had gained a reputation as a thriving nest for car thieves, drug dealers, drug addicts, and gangs. Every night the sound of gunfire made holes in the sky, followed by the wailing of police cars and ambulances. Watching a knife fight in the middle of the street was an alternative spectacle to the television, and my family kneeled shoulder to shoulder on the couch and peeked through the curtains, knowing our neighbors were doing the same because suddenly all the living room lights went off to help us hide like an audience in a theater.

In the late 1980s a wall was constructed that divided the land between el campo and a large barren lot that had always been used as a meeting place by the young people showing off their customized cars. Not long afterward the citizenry of el campo heard the invasion of construction crews erecting building structures. I say heard because the cinder block wall obstructed the view, which was really designed to spare the new neighbors a glimpse of el campo. That meant two things: that the buildings next door would not be low-income government-subsidized housing, and that el campo was there to stay, and is still there, sheltering the ever-present farm working community of the Coachella Valley. (Gonzalez 2002:n.p.)

Today, the buildings of the Fred Young Farm Labor Center remain relatively intact, fully occupied and, as of June 2009, home to some 2,300 residents (Tan 2009). The compound was retrofitted with a solar hot water system in 1980, but has not undergone other major renovations (Bainbridge 1981:41; Lim 2009). The heritage of the Mexican farm workers continues to be represented in the center's population, just as it is reflected regionally in the Coachella Valley's racial, social, and economic compositions.

FIELD SURVEY

During the field survey, no evidence of any prehistoric cultural resources was found within or adjacent to the project area. Long occupied by the migrant farm worker housing facilities, the project area has been heavily disturbed by construction, landscaping, and

other recent human activities, all of which minimize the potential of prehistoric cultural remains to survive, at least on the ground surface or in shallow deposits. Because of its close association with this broad pattern of events, the existing buildings of the Fred Young Farm Labor Center was recorded into the California Historical Resources Inventory during this study despite failing to meet the general age threshold for recordation (OHP 1995:2).

The nearly identical, single-story duplexes of the Fred Young Farm Labor Center are rectangular in shape and have flat roofs (Fig. 9). Their simple, utilitarian design demonstrate the basic characteristics of the Modern architectural style that was extremely popular in the Coachella Valley during the decades following the end of WWII. The concrete exterior walls are painted white and are scored with an approximately 6x6-inch tiled pattern. A band of brown metal molding with a narrow band of metal coping surrounds the roof of each building. The front and rear entries are both recessed to create small patio areas, some of them approached by short concrete walkways. Smooth concrete half-walls partly enclose some of the entrances.

An aluminum-framed drop window typically glazes each of the back doors, while the front doors are generally plain. Fenestration in the buildings consists of aluminum-framed sliding windows or double hangs in the front, next to the main entrances, and small aluminum-framed sliders near the rear entrance. Many of the front windows have been partially replaced with air-conditioning units. Throughout the complex, up to three of the buildings are usually joined to form T-, L- or U-shaped configurations. Individually, each unit contains two bedrooms, a living room, a bathroom, and a kitchen.

Associated buildings in the complex include a school/ daycare building, two portable buildings, and a community center of more recent vintage, located near Van Buren

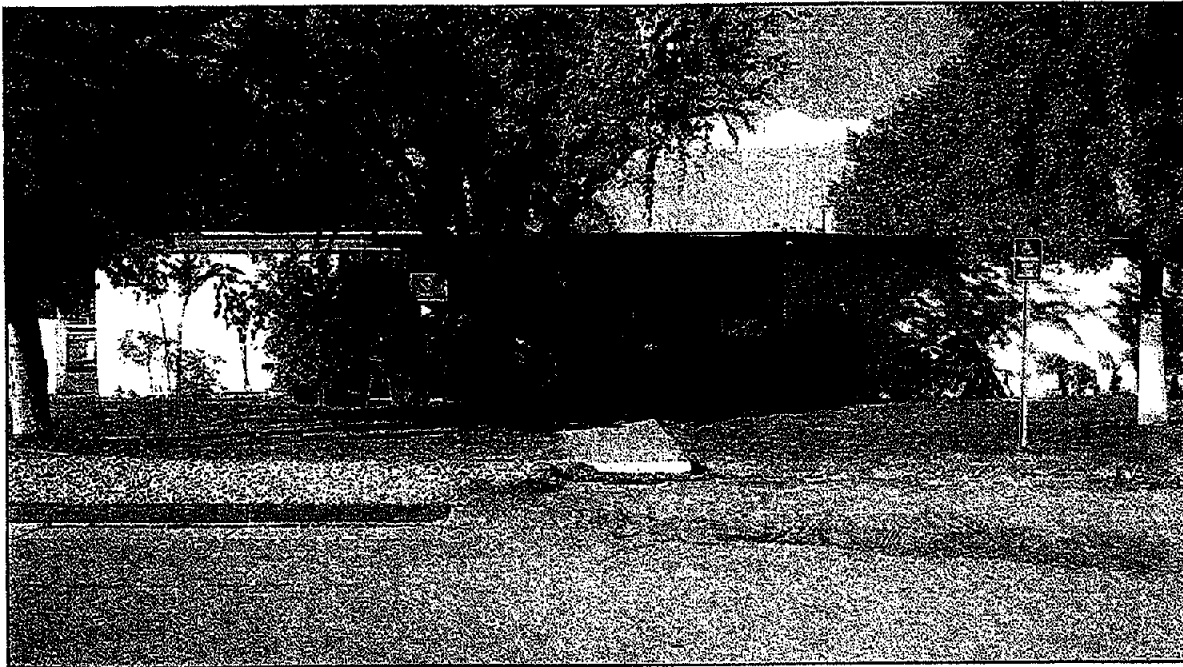


Figure 9. Typical housing unit at the Fred Young Farm Labor Center. (Photo taken on December 11, 2009)

Avenue. In the northern portion of the project area, where the pre-1966 Indio Camp was once located, all buildings have been removed, leaving only remnants of asphalt-paved roads, a small concrete pad, and a well with a pump in that area.

DISCUSSION

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the City of Indio in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA.

STATUTORY/REGULATORY GUIDELINES

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

Additionally, the State of California Office of Historic Preservation (OHP) sets the age threshold for recordation into the California Historical Resources Inventory at "over 45 years old," but stipulates that "documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome" (OHP 1995:2). For resources less than 50 years old to be considered eligible for listing in the California Register of Historical Resources, however, guidelines adopted by the OHP require such resources to have achieved "exceptional importance," as measured by its significance within an appropriate historic context (NPS 1991:25, 42).

In summary of the research results presented above, the Fred Young Farm Labor Center as a whole, with its more than 160 residential units of mid- and late 1960s vintage, other

associated buildings of various age, and the site of its forerunner, the 1930s Indio Camp, constitutes the only potential "historical resource" located within the project area. Since it is not currently included in a local register of historical resources, the property's significance under CEQA provisions depends upon the assessment of its eligibility for the California Register.

SIGNIFICANCE EVALUATION

The results of research procedures completed during this study indicate that the residential units in the Fred Young Farm Labor Center was constructed in and shortly after 1966 to provide housing for itinerant farm workers, replacing the smaller Indio Camp in the northern portion of the project area that can be traced to circa 1935. The center was one of several government-subsidized farm labor housing projects in the state—and the only one in southern California—constructed in the mid- and late 1960s amid increasing public outcry over substandard living conditions and early farm labor unionization efforts led by Cesar Chavez.

Historically, migrant farm labor has long been an integral part of the Coachella Valley's agricultural economy, and its influence continues to be reflected in the region's racial, social, and economical compositions today. The early and mid-20th century farm labor culture, thus, can be considered a pattern of events that has made a significant contribution to the history and cultural heritage of California and, specifically, the Coachella Valley region. Although the oldest buildings in existence in the complex are currently less than 45 years old, the property merits formal evaluation under the criteria for the California Register of Historical Resources because of its close association with this broad pattern of events, and thus warrants recordation into the California Historical Resources Inventory.

As stated above, guidelines adopted by the State of California provide for the consideration of properties less than 50 years old for listing in the California Register of Historical Resources, but such properties are required to be of "exceptional importance." Within the context of migrant farm labor in the Coachella Valley, the Fred Young Labor Center served as a solution to substandard farm labor housing, as a home to generations of migrant workers, and as a backdrop for labor unionization issues. Although these are certainly parts of an important theme in modern California history, they fall short of bestowing upon the center an exceptional level of significance as an iconic landmark in its roles.

Based on these findings, the Fred Young Farm Labor Center does not appear eligible for listing in the California Register of Historical Resources due to insufficient age, although it certainly demonstrates the potential to be eligible once it becomes 50 years old. At the present time, therefore, it does not meet the official definition of a "historical resource," as outlined by CEQA. Accordingly, this study concludes that no "historical resource," as defined above, is present within or immediately adjacent to the project area.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q),

"means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Since the Fred Young Farm Labor Center does not qualify as a "historical resource" under CEQA provisions at this time, the potential impacts of the proposed redevelopment project on the compound would not constitute "a substantial adverse change in the significance of a historical resource" or "a significant effect on the environment." Nevertheless, in the interest of preserving the community's cultural heritage whenever possible, CRM TECH recommends to the City of Indio that the history of the Fred Young Farm Labor Center be further documented, and that the results be curated at appropriate repositories for easy access by local historians and researchers in labor history in the future. In addition to researches completed during the present study, the recommended scope of this comprehensive documentation program should include detailed photographic recordation of the buildings, scaled mapping of the compound and representative units, and oral historical interviews with early residents.

No other potential "historical resources" were encountered during the study. Therefore, no other cultural resources procedures are recommended for the proposed project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

REFERENCES

- Bainbridge, David A.
1981 *The Integral Passive Solar Water Heater Book: Breadboxes, Batchers, and Other Types of Simple Solar Water Heaters*. The Passive Solar Institute. [Http://www.builditsolar.com/Projects/WaterHeating/ISPDWH/ispwh.html](http://www.builditsolar.com/Projects/WaterHeating/ISPDWH/ispwh.html).
- Bean, Lowell John
1978 Cahuilla. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 575-587. Smithsonian Institution, Washington, D.C.
- Bernstein, Harry
1965 Farm Slum Conditions Slow Labor Recruiting. *The Los Angeles Times* May 2:B.
- GLO (General Land Office, U.S. Department of the Interior)
1856a Plat Map: Township No. 5 South Range No. 7 East, San Bernardino Meridian; surveyed in 1855-1856.
1856b Plat Map: Township No. 5 South Range No. 8 East, San Bernardino Meridian; surveyed in 1855-1856.
- Gonzalez, Rigoberto
1986 *Butterfly Boy: Memories of a Chicano Mariposa (Writing in Latindad)*. University of Wisconsin Press, Madison.
- Hillinger, Charles
1966 All Roads Lead from Mecca for Farm Squatters. *The Los Angeles Times* March 3:A1.
- Karr, Sue (Archivist, Coachella Valley Museum and Cultural Center)
2009 Personal communication. Interviewed via telephone on December 22.
- Kroeber, Alfred L.
1925 *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Government Printing Office, Washington, D.C.
- Lim, Joseph (Planning Manager, City of Indio)
2009 Personal communication. Interviewed via telephone on December 21.
- Los Angeles Times, The*
1965 Indio Farm Housing Project to Start. December 31:10.
1966 New Farm Labor Camp Construction to Start. March 9:18.
1973 Teamster Official Injured in Fracas with Chavez Backers. June 19:3.
- NPS (National Park Service, U.S. Department of the Interior)
1991 *How to Apply the National Register Criteria for Evaluation*; revised edition. National Register Bulletin No. 15, Washington, D.C.

OHP (Office of Historic Preservation, State of California)

1995 *Instructions for Recording Historical Resources*. Office of Historic Preservation, Sacramento.

Strong, William Duncan

1929 *Aboriginal Society in Southern California*. University of California Publications in American Archaeology and Ethnology, Vol. 26. Reprinted by Malki Museum Press, Banning, California, 1972.

Tan, Aldrich M.

2009 Volunteers Give Labor of Love. *The Indo Sun* June 5:2.

UFW (United Farm Workers)

2006 UFW Chronology. [Http://www.ufw.org/_page.php?menu=research&inc=_page.php?menu=research&inc=history/01.html](http://www.ufw.org/_page.php?menu=research&inc=_page.php?menu=research&inc=history/01.html).

USGS (United States Geological Survey, U.S. Department of the Interior)

1904 Map: Indio, Calif. (30', 1:125,000); surveyed in 1901.

1941 Map: Coachella, Calif. (15', 1:62,500); aerial photographs taken in 1941.

1956 Map: Coachella, Calif. (15', 1:62,500); aerial photographs taken in 1952 and 1953, field-checked in 1955-1956.

1969 Map: Salton Sea, Calif.-Ariz. (1:250,000); 1959 edition revised.

1972 Map: Indio, Calif. (7.5', 1:24,000); 1956 edition photorevised in 1972.

1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.

**APPENDIX 1
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai "Tom" Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on
Historic Preservation and the University of Nevada, Reno.
1994 "Assessing the Significance of Historic Archaeological Sites," presented by the
Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/ Colton, California.
1993-2002 Project Historian/ Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation,
Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

Membership

California Preservation Foundation.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level. UCLA Extension Course #888.
2002 "Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist.
2002 "Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals.
1992 "Southern California Ceramics Workshop," presented by Jerry Schaefer.
1992 "Historic Artifact Workshop," presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U.C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C. Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U.C. Riverside.
1984-1998 Project Director, Field Director, Crew Chief, and Archaeological Technician for various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Principal investigator, author, co-author, and contributor of numerous cultural resources management study reports since 1986.

Memberships

- * Register of Professional Archaeologists.
- Society for American Archaeology.
- Society for California Archaeology.
- Pacific Coast Archaeological Society.
- Coachella Valley Archaeological Society.

**PROJECT ARCHAEOLOGIST
Daniel Ballester, B.A.**

Education

- 1998 B.A., Anthropology, California State University, San Bernardino.
1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994 University of Puerto Rico, Rio Piedras, Puerto Rico.
2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
2002 "Historic Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

Professional Experience

- 2002- Field Director, CRM TECH, Riverside/Colton, California.
• Report writing, site record preparation, and supervisory responsibilities over all aspects of fieldwork and field crew.
1999-2002 Project Archaeologist, CRM TECH, Riverside, California.
• Survey, testing, data recovery, monitoring, and mapping.
1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.
• Two and a half months of excavations on Topomai village site, Marine Corp Air Station, Camp Pendleton.
1998 Field Crew, A.S.M. Affiliates, Encinitas, California.
• Two weeks of excavations on a site on Red Beach, Camp Pendleton, and two weeks of survey in Camp Pendleton, Otay Mesa, and Encinitas.
1998 Field Crew, Archaeological Research Unit, University of California, Riverside.
• Two weeks of survey in Anza Borrego Desert State Park and Eureka Valley, Death Valley National Park.

**PROJECT ARCHAEOLOGIST
Nina Gallardo, B.A.**

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.
• Surveys, excavations, mapping, and records searches.

Honors and Awards

- 2000-2002 Dean's Honors List, University of California, Riverside.

HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Cultural Outreach, Public Affairs and Tribal Policy of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.

Professional Experience

- 2003- Historian/ Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- Author/co-author of cultural resources reports for CEQA and NHPA Section 106 compliance;
 - Historic context development, historical/archival research, oral historical interviews, consultation with local historical societies;
 - Historic building surveys and recordation, research in architectural history.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Memberships

California Council for the Promotion of History.
Friends of Public History, University of California, Riverside.

APPENDIX 2

**CORRESPONDENCE WITH
NATIVE AMERICAN REPRESENTATIVES***

* A total of 17 local Native American representatives were contacted; a sample letter is included in this report.

Subject: NAHC Request for 2403 Carreon Van Buren 48
Date: Tuesday, November 10, 2009 2:55 PM
From: Nina <ngallardo@crmtech.us>
To: Dave Singleton <ds_nahc@pacbell.net>
Cc: Laura Shaker <lshaker@crmtech.us>

RE: Sacred Land records search

Name of project:
Fred Young Farm Labor Camp; APNs 612-170-005 and -006, 612-210-005 and -006
CRM TECH #2403 (Carreon Van Buren 48)

Project size:
60 acres

Location:
City of Indio, Riverside County

USGS 7.5' quad sheet data:
Indio, Calif.
Section 25, T5S R7E, SBBM

Please call if you need more information or have any questions. Results may be faxed to the number above.

I appreciate your assistance in this matter.

Nina

Map included

From: Laura Shaker <lshaker@crmtech.us>
Date: Wed, 11 Nov 2009 09:47:15 -0800
To: "Stapp, Judy" <jstapp@cabazonindians-nsn.gov>, Lisa Milward
<lmilward2@torresmartinez.org>, Diana Chihuahua
<dchihuahua@torresmartinez.org>, Roland Ferrer <RFerrer@torresmartinez.org>
Subject: CRM TECH Project #2343

CRM TECH will be conducting archaeological fieldwork in the near future for the project referenced below, and is seeking consultation from the local Native American tribes in hopes of gaining knowledge regarding cultural resources within or in the immediate vicinity of the property. Tribal members who have specific knowledge of sacred/religious sites or other sites of Native American traditional cultural significance within or near the project area are encouraged to contact us with recommendations on how to proceed with the project.

Name of project:
Fred Young Farm Labor Camp; APNs 612-170-005 and -006, 612-210-005 and -006
CRM TECH #2403 (Carreon Van Buren 48)

Project size:
60 acres

Location:
City of Indio, Riverside County

USGS 7.5' quad sheet data:
Indio, Calif.
Section 25, T5S R7E, SBBM

Please call if you need more information or have any questions. Results may be faxed to the number above.

I appreciate your assistance in this matter.

If the tribe would like to have a monitor present during the survey, please contact me for additional details.

Thank you,

Laura Shaker
CRM TECH
909-376-7844
lshaker@crmtech.us

Map attached.

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



November 24, 2009

Ms. Nina Gallardo, RPA

CRM TECH

1016 E. Cooley Drive, Suite A/B
 Colton, CA 92324

Sent by FAX to: 909-824-6405

No. of Pages: 4

Re: Request for a Sacred Lands File Search and Native American Contacts List for a Proposed 2403 Carreon Van Buren 48, Fred Young Farm Labor Camp Project, located in the City of Indio, Riverside County, California

Dear Ms. Gallardo:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources (c.f. CA Public Resources Code §21070), was able to perform a record search of its Sacred Lands File (SLF) for the affected project area (APE) requested. The California Environmental Quality Act (CEQA; CA Public Resources Code Section 21000 – 21177) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." The NAHC SLF search **did not indicate** the presence of Native American cultural resources within one-half - mile radius of the proposed project (APE).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and individuals as 'consulting parties' under both state and federal law.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation Coordinator's office (at (916) 653-7278, for referral to the nearest Information Center of which there are 10.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f] et seq), and NAGPRA (25 U.S.C. 3001-3013), as appropriate.

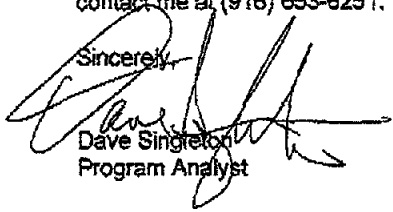
Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and

mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of 'historic properties of religious and cultural significance' may also be protected under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C. 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contacts List (NOTE: we further recommend that other forms of 'proof of mailing or proof of contact be utilized instead of 'Return Receipt Requested' Certified or Registered Mail.) Further, we suggest a follow-up telephone call to the contacts if the replies are not received or need clarification.

Native American Contacts
Riverside County
November 24, 2009

Cabazon Band of Mission Indians

David Roosevelt, Chairperson
 84-245 Indio Springs Parkway Cahuilla
 Indio , CA 92203-3499
 (760) 342-2593
 (760) 347-7880 Fax

Ernest Morreo
 PO Box 1160 Cahuilla
 Thermal , CA 92274
 maxtm@aol.com
 (760) 397-0300
 (760) 397-8146 Fax

Francine Kupsch, Spokesperson
 P.O. Box 189 Cahuilla
 Warner , CA 92086
 loscoyotes@earthlink.net
 (760) 782-0711
 (760) 782-2701 - FAX

John Marcus, Chairman
 P.O. Box 609 Cahuilla
 Hemet , CA 92546
 srtribaloffice@aol.com
 (951) 658-5311
 (951) 658-6733 Fax

Joseph Hamilton, Chairman
 P.O. Box 391670 Cahuilla
 Anza , CA 92539
 admin@ramonatribe.com
 (951) 763-4105
 (951) 763-4325 Fax

Mary Ann Green, Chairperson
 P.O. Box 846 Cahuilla
 Coachella , CA 92236
 (760) 369-7171
 760-369-7161

Mary Resvaloso, Chairperson
 PO Box 1160 Cahuilla
 Thermal , CA 92274
 mresvaloso@torresmartinez.or
 (760) 397-0300
 (760) 397-8146 Fax

Michael Contreras, Cultural Heritage Prog. Coordinatr
 12700 Pumarra Road Cahuilla
 Banning , CA 92220 Serrano
 mcontreras@monongo-nsn.
 (951) 755-5025
 (951)201-1866 - cell
 (951) 922-0105 Fax

This list is current only as of the date of this document.
 Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code, and federal NEPA (42 USC 4321-4335), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 2403 Carreon Van Buren 48 Fred Young Farm Labor Camp Project; located in the City of Indio; Riverside County, California.

Native American Contacts
Riverside County
November 24, 2009

Torres-Martinez Desert Cahuilla Indians

Diana L. Chihuahua, Cultural Resources Coordinator Luther Saigado, Sr.

P.O. Box 1160

Cahuilla

PO Box 391760

Cahuilla

Thermal, CA 92274

Anza, CA 92539

dianac@torresmartinez.org

tribalcouncil@cahuilla.net

(760) 397-0300, Ext. 1209

915-763-5549

(760) 272-9039 - cell (Lisa)

(760) 397-8146 Fax

Judy Stapp, Director of Cultural Affairs

84-245 Indio Springs Parkway Cahuilla

Indio, CA 92203-3499

jstapp@cabazonindians-nsn.

(760) 342-2593

(760) 347-7880 Fax

Patricia Tuck, Tribal Historic Preservation Officer

5401 Dinah Shore Drive Cahuilla

Palm Springs, CA 92264

ptuck@aguacaliente-nsn.gov

(760) 699-6907

(760) 699-6800

(760) 699-6924 Fax

Karen Kupcha

P.O. Box 846

Cahuilla

Coachella, CA 92236

(760) 369-7171

916-369-7161

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code, and federal NEPA (42 USC 4321-4335), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting focal Native Americans with regard to cultural resources for the proposed 2403 Carreon Van Buren 48 Fred Young Farm Labor Camp Project; located in the City of Indio; Riverside County, California.



CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

November 24, 2009

Judy Stapp, Director of Cultural Affairs
Cabazon Band of Cahuilla Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203-3499

RE: Fred Young Farm Labor Camp
60 Acres in APNs 612-170-005 and -006, 612-210-005 and 612-210-006
City of Indio, Riverside County
CRM TECH Contract #2403

Dear Ms. Stapp:

As part of a cultural resources study for the project referenced above, I am writing to request your input on potential Native American cultural resources in or near the project area. Please respond at your earliest convenience if you have any specific knowledge of sacred/religious sites or other sites of Native American traditional cultural value within or near the project area. The lead agency for this project is the City of Indio for CEQA-compliance purposes.

The project area is located on the southwest corner of Dr. Carreon Boulevard (Avenue 47) and Van Buren Street, in the City of Indio, Riverside County. The accompanying map, based on the USGS Indio, Calif., 7.5' quadrangle, depicts the location of the project area in Section 25, T5S R7E, SBBM.

Any information, concerns or recommendations regarding cultural resources in the vicinity of the project area may be forwarded to CRM TECH by telephone, e-mail, facsimile or standard mail. Requests for documentation or information we cannot provide will be forwarded to our client and/or the lead agency. We would also like to clarify that CRM TECH, acting on behalf of the Coachella Valley Housing Coalition, is not the appropriate entity to initiate government-to-government consultations. Thank you for the time and effort in addressing this important matter.

Respectfully,

Laura Hensley Shaker
CRM TECH

Encl.: Project location map



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-8146

December 1, 2009

Laura Hensley Shaker
CRM TECH
1016 Cooley Drive, Suite A/B
Colton, California 92324

Re: Fred Young Farm Labor Camp
60 Acres in APNs 612-170-005, 612-170-006, 612-210-005, and 612-210-006
In the City of Indio, Riverside County
CRM TECH Contract #2403

Dear Mrs. Shaker:

On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your observance of Tribal Cultural Resources and their preservation in your project. The project area is beyond both TMDCI Reservation lands and the Traditional Use Area (TUA). Please contact Judy Stapp, of the Cabazon Band of Mission Indians for their comments at 84245 Indio Springs Parkway, Indio, CA 92203, or by telephone at (760)342-2593; due to the fact the proposed project is closer to their traditional use area.

Although this project is beyond the Torres Martinez Indian Reservation, and TUA, it is likely that the Tribe will provide cultural resource support to the Cabazon Band of Mission Indians. As such we make the following recommendations:

- The Cabazon Band of Mission Indians and TMDCI should be involved in any and all consultation throughout the project.
- A Native monitor is to be present during the phase one survey, and during all ground disturbing activities. Should buried cultural deposits be encountered, the monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the County and the Tribe. Additionally, in accordance with State law, the County Coroner should be contacted if any human remains are found during earthmoving activities. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City will work with the designated MLD to

P.O. Box 1160 Thermal, California 92274

RECEIVED DEC 05 2009

determine the final disposition of the remains.

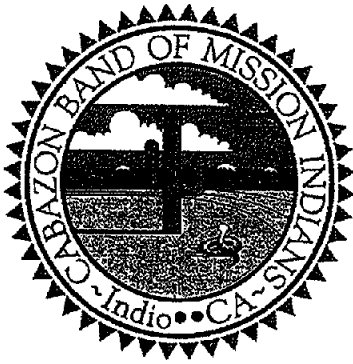
- Copies of any cultural resource documentation including reports and site records are sent to the Cabazon Band of Mission Indians.

If you have questions or require additional information, please feel free to call me at (760) 397-0300, extension 1215.

Sincerely,



Lisa Auclair
Planning Assistant



December 8, 2009

Laura Hensley Shaker
CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Re.: Fred Young Farm Labor Camp
60 Acres in APNs 612-170-005, 612-170-006, 612-210-005 and 612-210-006
In the City of Indio, Riverside County
CRM TECH Contract #2403

Dear Ms. Shaker:

Thank you for contacting the Cabazon Band of Mission Indians regarding the above referenced project.

The project is located outside of Cabazon Reservation lands. The Tribe has no specific archival information on the site indicating cultural resources within or near the property or that it may be a Native American sacred/religious site.

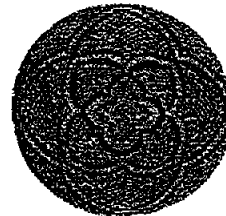
We look forward to continued collaboration in the preservation of cultural resources or areas of traditional cultural importance.

Sincerely,

Judy Stapp
Director of Cultural Affairs

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



December 21, 2009

Laura Hensley Shaker
CRM Tech
1016 E. Cooley Drive, Suite B
Colton, CA 92324

Re: Fred Young Farm Labor Camp, 60 Acres in APN 612-170-005, APN 612-210-005 and APN 612-210-006 located n the City of Coachella, Riverside County

Dear Ms. Hensley Shaker:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in your project. The proposed project location is not within the Reservation boundaries however, it is within the Tribes Traditional Use Area. A records check of the Agua Caliente Register indicates 15 recorded pre-historic and 3 historic sites within 1 mile of the APE. Because of this, the Agua Caliente THPO requests:

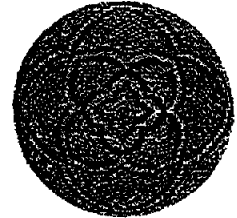
1. A 100% cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area. A records check of the Agua Caliente Register indicates recorded cultural sites are present in the vicinity.
2. The presence of approved Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Officer.
3. Please forward copies of any cultural resource documentation (report and site records) generated in connection with these efforts to the Tribal Historic Preservation Office for review and comment..
4. Should human remains be discovered during construction of the proposed project, the project contractor would be subject to the State law regarding the discovery and disturbance of human remains. In that circumstance destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 699-6912. You may also email me at smilanovich@aguacaliente-nsn.gov.

RECEIVED DEC 23 2009

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264

T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV



Cordially,

A handwritten signature in cursive script, reading "Sean Milanovich".

Sean Milanovich, Cultural Specialist
Director of Tribal Historic Preservation
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

C: Agua Caliente Cultural Register
Cabazon Band of Mission Indians

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AGUA CALIENTE BAND OF CAHUILLA INDIANS
WWW.AGUACALIENTE-NSN.GOV



CRM TECH

1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

April 6, 2010

Mike Walsh
Coachella Valley Housing Coalition
45-701 Monroe Street, Plaza 1, Suite G
Indio, CA 92201

Re: Paleontological Sensitivity Assessment
Fred Young Farm Labor Center
Assessor's Parcel Nos. 612-170-005 and -006, 612-210-005 and -006
City of Indio, Riverside County, California
CRM TECH Contract No. 2431

Dear Mr. Walsh:

At your request, we have completed a paleontological resource assessment on the project area referenced above. The subject property of the study, measuring approximately 60 acres in size, consists of Assessor's Parcel Nos. 612-170-005 and -006, 612-210-005 and -006, located on the west side of Van Buren Street between Dr. Carreon Boulevard and Avenue 48, in the southeast quarter of Section 25, T5S R7E, San Bernardino Base Meridian (Fig. 1). The City of Indio, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City of Indio with the necessary information and analysis to determine whether the proposed project would potentially disrupt or adversely affect any significant paleontological resources, as mandated by CEQA. In order to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM TECH conducted a literature search and a field survey of the project area in accordance with the guidelines of the Society of Vertebrate Paleontology. A complete account of the methods, results, and final conclusion of the study is attached to this letter as Appendix 1, and a brief summary is provided below.

The literature reviewed indicates that the project area contains sediments deposited within the former lakebed of Holocene Lake Cahuilla. Many Holocene paleontological localities have been found in similar sediments left by ancient Lake Cahuilla. Specimens identified from these localities generally consist only of freshwater mollusks, and freshwater shells were found on the ground surface of the project area during the field survey.

CEQA guidelines (Title 14 CCR App. G, Sec. V(c)) require that public agencies in the State of California determine whether a proposed project would "directly or indirectly destroy a unique paleontological resource" during the environmental review process.

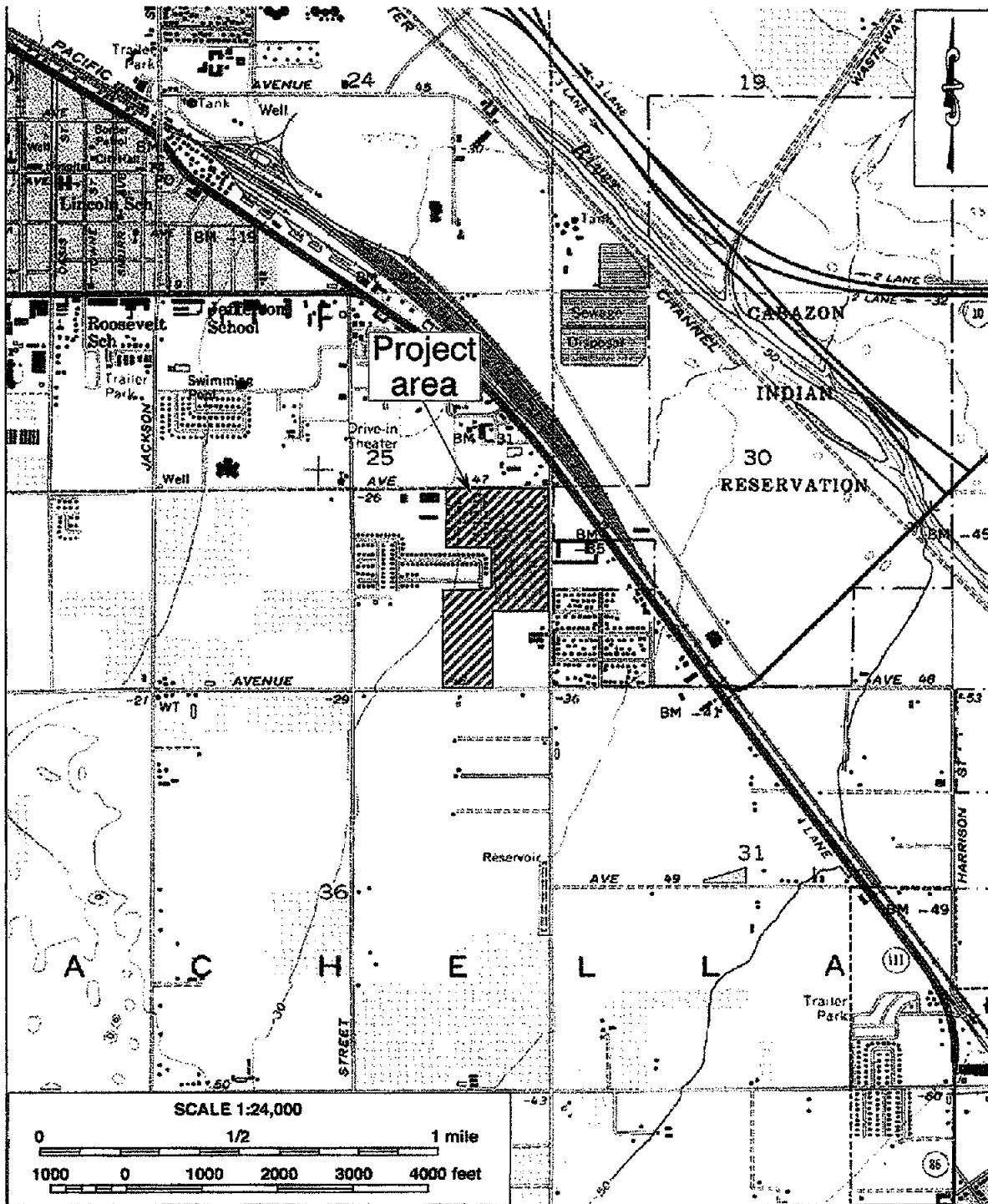


Figure 1. Project location. (Based on USGS Indio, Calif., 1:24,000 quadrangle, 1972 edition)

Based on the research results summarized above, the proposed project's potential to impact significant paleontological resources appears to range from low (in the heavily disturbed surface soils) to high (in deeper, undisturbed subsurface sediments), especially for Holocene-age invertebrate fossils.

In order to address the project's potential to impact paleontological resources in subsurface sediments, CRM TECH recommends that a mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. As the primary component of the mitigation program, all grading, trenching, excavations, and/or other earth-moving operations in the undisturbed subsurface sediments within the project area should be monitored for any evidence of significant, nonrenewable paleontological resources. Under this condition, the proposed project may be cleared to proceed in compliance with CEQA provisions on paleontological resources.

Thank you for this opportunity to be of service. If you need any further information, please feel free to contact our office at (909) 824-6400.

Sincerely,



Bai "Tom" Tang, Principal Investigator
CRM TECH

APPENDIX 1

**PALEONTOLOGICAL RESOURCES ASSESSMENT
FRED YOUNG FARM LABOR CENTER**

**City of Indio
Riverside County, California**

**Harry M. Quinn, California Professional Geologist #3477
Project Geologist/Paleontologist**

SETTING

The project area is located in the Coachella Valley, which occupies the northwestern portion of the Colorado Desert geomorphic province (Jenkins 1980:40-41). The Colorado Desert province is bounded by the Peninsular Ranges province on the southwest, the eastern Transverse Ranges province on the north, and the southern portion of the Mojave Desert province on the northeast (*ibid.*). It widens to the southeast as it extends through the Imperial Valley and into Mexico.

One of the major features found within the Colorado Desert province is the Salton Trough, a 290-kilometer-long (approx. 180 miles) structural depression containing the present-day Salton Sea and the Holocene-age Lake Cahuilla. It extends from the San Geronio Pass area southward into Mexico and, during the late Miocene and early Pliocene, constituted a northward extension of the Gulf of California (Powell 1995). Since elevations within the Colorado Desert province tend to be low while those of the adjacent provinces can be quite high, the northwestern portion of the Salton Trough was filled with more than 4,000 feet of mostly coarse, fluvial-derived, clastic sediments by late Pleistocene and Holocene times (Proctor 1968). While these types of sediments generally are not conducive for the preservation of vertebrate remains, some scattered vertebrate fossils have been found in them.

While the term "Salton Trough" refers to the entire structural depression from the San Geronio Pass to the Gulf of California, "Salton Basin" is used to describe the portion of the area that drains directly into the Salton Sea (Harms 1996:117). The Salton Sea, therefore, occupies the Salton Basin portion of the Salton Trough (*ibid.*). Holocene Lake Cahuilla occupied a much larger portion of the Salton Basin than the present-day Salton Sea (Rogers 1965). The shoreline of the last ancient lake can be seen today as a line along the base of the Santa Rosa Mountains at an elevation of approximately 42 feet above mean sea level (Waters 1983; Wilke 1978). However, there were a number of earlier in-fillings of the Salton Trough, each leaving behind lacustrine sediment deposits. When the lake was dry or drying, fluvial and/or aeolian sediments were deposited in the same area.

The project area comprises the Fred Young Labor Center, located in a residential setting in the southeastern portion of the city, approximately a mile from the downtown area. The irregularly shaped tract of land is bounded on the north by Dr. Carreon Boulevard (formerly Avenue 47), on the east by Van Buren Street, on the south by Avenue 48, and on the west by a large commercial building and a single-family residential neighborhood. It features a mix of multi-family residential buildings, common buildings and play areas, paved roads and walkways, and open land. Several deteriorated and partially buried asphalt roads are found in the northwest portion of the project area.

Where exposed, the soils are predominantly a light gray, fine sandy loam, with a sparse scatter of freshwater shells from ancient Lake Cahuilla, typical of the Coachella Valley desert floor. The terrain is relatively level, with a slight incline towards the northwest. The elevations of the property are around 30 feet below mean sea level. Vegetation observed includes date palms, palo verde, cottonwood, eucalyptus, olives, sunflowers, tumbleweeds, various landscaping plants, and small desert shrubs and grasses.

LITERATURE REVIEW

A literature search was conducted using materials in the CRM TECH library, including unpublished reports produced during surveys of other properties in the area, and the personal library of CRM TECH geologist/paleontologist Harry M. Quinn, California Professional Geologist #3477.

The onsite geology was mapped by Dibblee (1954:Plate 3) as **Qal** (Recent alluvial-fan, flood-plain, swamp, lake, and sand dune deposits) and by Rogers (1965) as **Ql-Qal** (Quaternary lake deposits and alluvium of Recent age). In a later publication, Dibblee (2008) mapped the geology in the project area as **Qa** (Holocene-age alluvial sand and clay of valley areas).

Surface soils in the project area were mapped as mainly **Is** with a minor amount of **GbA** and **GeA** (Knecht 1980:Map Sheet 12). The **Is** soils belong to the Indio Series, specifically the Indio very fine sandy loam (*ibid.*:21). These soils develop in nearly level alluvium, usually have a water table deeper than 5 feet below the surface, and contain a scattering of freshwater shells and shell fragments (*ibid.*). The **GbA** and **GeA** soils belong to the Gilman Series, specifically the Gilman fine sandy loam and the Gilman silt loam (*ibid.*:18-19). These soils form in nearly level area on alluvial fans, flood plains and usually have a water table deeper than 5 feet, and contain a scattering of freshwater shells and shell fragments (*ibid.*:17).

By 1970, the Coachella Valley Water District had installed over 2,000 miles of underground drainage lines in the Coachella Valley to divert salt water from farmland to the Salton Sea (Anonymous 1969-70:7, 14). The installation of these underground drain tiles has also lowered the water levels in some of the perched groundwater areas. The trenching to install these drain tiles has greatly disturbed the surface sediments along the drainage lines, but this disturbance is minor in most areas of the valley. It is unclear but doubtful whether any of these tiles were installed under the main portion of the Fred Young Labor Center.

Whistler et al. (1995) reports the discovery of terrestrial and freshwater vertebrate remains at a locality a few miles to the southwest of this property and from similar sediment lithologies as mapped by Rogers (1965). This fossil locality is characterized by interbedded sediments of lacustrine and fluvial origin (Whistler et al. 1995:116) with the terrestrial vertebrate remains apparently coming from the fluvial sediments. It is interesting to note that all of the terrestrial vertebrates identified from this locality still have living representatives in the vicinity of the project area.

FIELD SURVEY

On November 25, 2009, CRM TECH paleontological surveyor Daniel Ballester conducted an on-foot field survey of the project area under the direction of Harry M. Quinn. During the survey, Ballester walked transects spaced 15 meters (approx. 50 feet) apart across the open areas of the property, including play areas not covered by lawn. A more cursory inspection was conducted between and around the buildings in the project area where regular transects were impracticable.

In this way, the ground surface in the entire project area was systematically and carefully examined to determine the soil types, to verify the geological formations, and to look for any indications of paleontological remains. Ground visibility ranged from good (75%) to excellent (100%) in the open areas but was poor in areas obscured by landscaping. During the survey, freshwater shell material was observed in the exposed surface soils. Long occupied by the migrant farm worker housing facilities, the project area has been heavily disturbed by construction, landscaping, and other recent human activities, all of which minimize the potential for paleontological remains to survive on the ground surface or in shallow deposits.

DISCUSSION

The literature reviewed indicates that the project area contains sediments deposited within the former lakebed of Holocene Lake Cahuilla, which have produced many paleontological localities generally containing only freshwater mollusks of Holocene age. In one instance, however, invertebrates such as gastropods (snails) and pelecypods (clams and mussels) were found in association with the vertebrate remains of fish, birds, reptiles, amphibians (Whistler et al. 1995:109-118). Some plant spores and pollens were also found (*ibid.*). Freshwater shells were noted on the ground surface during the field survey.

The Los Angeles County Museum and the San Bernardino County Museum report the presence of paleontological resource localities in the general vicinity (McLeod 2009; Scott 2009), but no precise location for these sites was given. These localities have produced mainly freshwater mollusks from Holocene Lake Cahuilla, but also produced plant, vertebrate, and other invertebrate fossils. The sites are likely the same ones described by Whistler et al. (1995). If so, they are several miles to the southwest and near the western shoreline of the lake. This project area lies well within the former lakebed, not near the high-stand shoreline, and in an area that was probably more aeolian than fluvial, thus it likely does not have as high of a potential for terrestrial vertebrate fossils as the fossil location mentioned above.

RECOMMENDATIONS

Based on the research results presented above, the proposed project's potential to impact significant paleontological resources appears to range from low to high, depending on the depth of disturbances. The surface soils in the project area have been previously impacted by farming and construction activities, and demonstrate a low potential for significant fossil remains. No further paleontological investigations will be necessary in these shallow layers of deposits. The undisturbed sediments below the surface soils, in contrast, demonstrate a high potential for significant, nonrenewable paleontological resources, especially Holocene-age invertebrate fossils.

In order to address the project's potential to impact paleontological resources in subsurface sediments, CRM TECH recommends that a mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. As the primary component of the mitigation program, all grading, trenching, excavations, and/or other earth-moving operations in the undisturbed subsurface

sediments within the project area should be monitored for any evidence of significant, nonrenewable paleontological resources. The program should be developed in accordance with the provisions of CEQA (Scott and Springer 2003) as well as with the proposed guidelines of the Society of Vertebrate Paleontology (1995), and should include, but not be limited to, the following.

1. The excavation of areas identified as likely to contain paleontologic resources, such as the undisturbed Lake Cahuilla beds and any undisturbed subsurface older alluvium, should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.
2. Samples of sediments should be collected and washed to recover small invertebrate and vertebrate fossils.
3. Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.
4. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the City of Indio, would signify completion of the program to mitigate impacts on paleontological resources.

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 1995 *Paleontology and Significance of the Imperial Formation at Garnet Hill, Riverside County, California*. U.S. Geological Survey Open-File Report 95-489. Washington, D.C.
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 1978 *Late Prehistoric Human Ecology at Lake Cahuilla, Coachella Valley, California*. Contributions of the University of California Archaeological Research Facility 38. University of California, Berkeley.

PERSONNEL QUALIFICATIONS

Harry M. Quinn, M.S., California Professional Geologist #3477

Education

- 1968 M.S., Geology, University of Southern California, Los Angeles, California.
1964 B.S., Geology, Long Beach State College, Long Beach.
1962 A.A., Los Angeles Harbor College, Wilmington, California.

- Graduate work oriented toward invertebrate paleontology; M.S. thesis completed as a stratigraphic paleontology project on the Precambrian and Lower Cambrian rocks of Eastern California.

Professional Experience

- 2000- Project Paleontologist, CRM TECH, Riverside, California.
1998- Project Archaeologist, CRM TECH, Riverside, California.
1992-1998 Independent Geological / Geoarchaeological / Environmental Consultant, Pinyon Pines, California.
1994-1996 Environmental Geologist, E.C.E.S., Inc, Redlands, California.
1988-1992 Project Geologist / Director of Environmental Services, STE, San Bernardino, California.
1987-1988 Senior Geologist, Jirsa Environmental Services, Norco, California.
1986 Consulting Petroleum Geologist, LOCO Exploration, Inc. Aurora, Colorado.
1978-1986 Senior Exploration Geologist, Tenneco Oil E & P, Englewood, Colorado.
1965-1978 Exploration and Development Geologist, Texaco, Inc., Los Angeles, California.

Previous Work Experience in Paleontology

- 1969-1973 Attended Texaco company-wide seminars designed to acquaint all paleontological laboratories with the capability of one another and the procedures of mutual assistance in solving correlation and paleo-environmental reconstruction problems.
1967-1968 Attended Texaco seminars on Carboniferous coral zonation techniques and Carboniferous smaller foraminifera zonation techniques for Alaska and Nevada.
1966-1972, 1974, 1975 Conducted stratigraphic section measuring and field paleontological identification in Alaska for stratigraphic controls. Pursued more detailed fossil identification in the paleontological laboratory to establish closer stratigraphic controls, mainly with Paleozoic and Mesozoic rocks and some Tertiary rocks, including both megafossil and microfossil identification, as well as fossil plant identification.
1965 Conducted stratigraphic section measuring and field paleontological identification in Nevada for stratigraphic controls. Pursued more detailed fossil identification in the paleontological laboratory to establish closer stratigraphic controls, mainly with Paleozoic rocks and some Mesozoic and Tertiary rocks. The Tertiary work included identification of ostracods from the Humboldt and Sheep Pass Formations and vertebrate and plant remains from Miocene alluvial sediments.

Memberships

Society of Vertebrate Paleontology; American Association of Petroleum Geologists; Canadian Society of Petroleum Geologists; Rocky Mountain Association of Geologists, Pacific Section; Society of Economic Paleontologists and Mineralogists; San Bernardino County Museum.

Publications in Geology

Five publications in Geology concerning an oil field study, a ground water and earthquake study, a report on the geology of the Santa Rosa Mountain area, and papers on vertebrate and invertebrate Holocene Lake Cahuilla faunas.

PALEONTOLOGICAL SURVEYOR
Daniel Ballester, B.A.

Education

- 1998 B.A., Anthropology, California State University, San Bernardino.
1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994 University of Puerto Rico, Rio Piedras, Puerto Rico.
- Cross-trained in paleontological field procedures and identifications by CRM TECH Geologist/Paleontologist Harry M. Quinn.

Professional Experience

- 2002- Field Director, CRM TECH, Riverside/Colton, California.
• Report writing, site record preparation, and supervisory responsibilities over all aspects of fieldwork and field crew.
- 1999-2002 Project Archaeologist/Field Paleontologist, CRM TECH, Riverside, California.
• Survey, testing, data recovery, monitoring, and mapping.
- 1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.
• Two and a half months of excavations on Topomai village site, Marine Corp Air Station, Camp Pendleton.
- 1998 Field Crew, A.S.M. Affiliates, Encinitas, California.
• Two weeks of excavations on a site on Red Beach, Camp Pendleton, and two weeks of survey in Camp Pendleton, Otay Mesa, and Encinitas.
- 1998 Field Crew, Archaeological Research Unit, University of California, Riverside.
• Two weeks of survey in Anza Borrego Desert State Park and Eureka Valley, Death Valley National Park.

THE PRESS-ENTERPRISE

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Riverside CA 92501-3878
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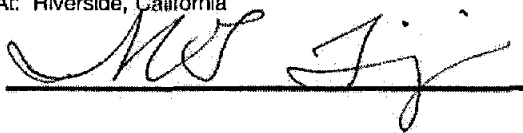
Ad Desc.: Fred Young Farmworker Apartments

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02-24-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Feb. 24, 2011
At: Riverside, California



EDA / RDA - HOUSING (TOM FAN)
3403 10TH STREET, SUITE 500
RIVERSIDE CA 92501

Ad #: 10563540

PO #:

Agency #: _____

Ad Copy:

NOTICE TO PUBLIC OF A FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT AND INTENT TO REQUEST A RELEASE OF FUNDS

February 24, 2011

Bob Buster, Chairman
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, California 92501

(951) 955-3410 - Benjamin Cendejas

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about March 15, 2011, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Fred Young Farmworker Apartments

PURPOSE: The project activity includes the use of up to \$1,000,000 in Home Investment Partnership Act (HOME) funds by Coachella Valley Housing Coalition for the development and construction of an 85-unit affordable multi-family housing complex. The project is comprised of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units. There will also be one additional one-bedroom resident manager's unit. The project will consist of two- and three-story garden court units ranging from 596 to 1,227 square feet.

LOCATION: The project site is along the southern side of Dr. Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006.

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 Review Record (ERR) on file at the County of Riverside, Economic Development Agency, at 3403 10th Street, Suite 500, California 92501. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 10th Street, Suite 500, California 92501. All comments received at the address specified above on or before March 11, 2011 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 Bob Buster in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the HOME Investment Partnerships Program funds.

OBJECTIONS TO RELEASE OF FUNDS

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

- the certification was not executed by the Certifying Officer of the County of Riverside;
- 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;
- 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
- another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

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

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

2/24

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC
44199 MONROE ST STE B
INDIO CA 922013

2000249543

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paret) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

2/24/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 24th day of February, 2011 in Palm Springs, California.

Declarant



No 894
NOTICE TO PUBLIC OF A FINDING OF
NO SIGNIFICANT IMPACT ON THE
ENVIRONMENT AND INTENT TO
REQUEST A RELEASE OF FUNDS

February 24, 2011

Bob Bueter, Chairman
Riverside County Board of Supervisors
County Administrative Center
4000 Lemon Street, 5th Floor
Riverside, California 92501

(951) 955-8410 - Benjamin Candejas

TO ALL INTERESTED AGENCIES,
GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about March 15, 2011, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Fred Young Farmworker Apartments

PURPOSE: The project activity includes the use of up to \$1,000,000 in Home Investment Partnership Act (HOME) funds by Coachella Valley Housing Coalition for the development and construction of an 85-unit affordable multi-family housing complex. The project is comprised of 12 one-bedroom units, 33 two-bedroom units, 28 three-bedroom units, and 11 four-bedroom units. There will also be one additional one-bedroom resident manager's unit. The project will consist of two- and three-story garden court units ranging from 396 to 1,227 square feet.

LOCATION: The project site is along the southern side of Dr. Carreon Blvd between Van Buren Street and Calhoun Street in the City of Indio. The project site is approximately 7.52 acres and is located on the northern portion of Assessor Parcel Number (APN) 612-170-005 and the northwestern portion of APN 612-170-006.

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 Review Record (ERR) on file at the County of Riverside, Economic Development Agency at 3403 10th Street, Suite 500, California 92501. The ERR may be examined or copied between the hours of 8:00 a.m. and 5:00 p.m., Monday through Thursday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Riverside, Economic Development Agency, 3403 10th Street, Suite 500, California 92501. All comments received at the address specified above on or before March 11, 2011 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 Bob Bueter in his capacity as the Chairman of the Board of Supervisors consents to except the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside to use the HOME Investment Partnerships Program funds.

OBJECTIONS TO RELEASE OF FUNDS

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

- a. the certification was not executed by the Certifying Officer of the County of Riverside;
- b. the County of Riverside has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 55;
- 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.

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