

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



ITEM
3.27
(ID # 3758)

MEETING DATE:

Tuesday, April 11, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Villa Hermosa Apartments II, City of Indio, Adoption of CEQA Findings and Adoption of Finding of No Significant Impact, District 4, [\$720,000], 72% Neighborhood Stabilization Program 1 funds and [\$280,000] 28% HOME Investment Partnership Act funds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Certify it has reviewed and considered the attached Environmental Initial Study/Mitigated Negative Declaration prepared by the City of Indio for the Villa Hermosa Apartments II (Project) and adopt the CEQA findings as set forth therein as a Responsible Agency;
2. Adopt the United States Department of Agriculture's (USDA) Environmental Assessment and Finding of No Significant Impact (USDA EA) for the Project approved by USDA on April 10, 2015;
3. Find that the original findings in the USDA EA are still valid and there is no need for re-evaluation because a) there are no substantial changes in nature, magnitude or extent of the Project, b) there are no new circumstances or environmental conditions which may affect the Project or have a bearing on its impact, and c) the recipient has not proposed the selection of an alternative not in the original findings;

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA 3/15/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: EDA

Kecja Harper-Ihem
Clerk of the Board
By:
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,000,000	\$ 0	\$ 1,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 72% of Neighborhood Stabilization Program 1 and 28% HOME Investment Partnerships Program Funds			Budget Adjustment:	No
			For Fiscal Year:	16/17

C.E.O. RECOMMENDATION: Approve

4. Adopt the attached County of Riverside's Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Project based on the findings incorporated therein and conclude that the Project is not an action which may affect the quality of the environment;
5. Approve the attached Request for Release of Funds (RROF);
6. Authorize the Chairman of the Board of Supervisors to execute the RROF and the County EA and FONSI to be filed with HUD; and
7. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the RROF, County EA and FONSI, including but not limited to signing subsequent necessary and relevant documents subject to approval by County Counsel.

BACKGROUND:

Summary

The Riverside County Economic Development Agency (EDA) has completed all applicable review procedures and has evaluated the potential effects of the Project on the environment pursuant to CEQA and NEPA (National Environmental Policy Act) regulations.

On December 15, 2010 the City of Indio as Lead Agency for CEQA adopted a Mitigated Negative Declaration determining that the proposed Project will have a less than significant impact on the environment. The City of Indio also filed a Notice of Determination affirming that the Project will not have a negative impact on the environment. In order for the proposed Project to be constructed The Coachella Valley Housing Coalition (Project Applicant) has applied for federal funds through USDA and the County of Riverside. Since USDA committed funds prior to the County of Riverside, the USDA will act as the Responsible Entity (RE) for the NEPA process and the procedures as set forth in 24 CFR Sections 58.5 and 58.6.

USDA as the RE completed the NEPA and on March 4, 2015 determined that there is a Finding of No Significant Impact (FONSI). Pursuant to 24 CFR Sections 58.5 and 58.6 USDA completed an Environmental Assessment (EA). EDA has reviewed the USDA EA and determined that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47. The County of Riverside has prepared an EA that incorporates the original findings made in the USDA EA. Since the County of Riverside was not the RE for the completion of the USDA EA, it is recommended that the Board adopt USDA's EA along with adopting the County

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EA. Further, pursuant to State CEQA Guidelines section 15096, the County in its limited role as a Responsible Agency has reviewed and considered the prior EA and Mitigated Negative Declaration completed by the City of Indio as the acting Lead Agency.

PROJECT DESCRIPTION:

Project Applicant is proposing to use \$280,000 in HOME Investment Partnerships Program (HOME) funds, and \$720,000 in Neighborhood Stabilization Program I (NSP) funds for the construction of a 68 unit multi-family affordable rental housing complex for farmworker families (Proposed Project). Proposed Project will consist of 4 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. Proposed Project is located on 6.32 acres of land on the corner of Van Buren Street and Dr. Carreon Boulevard, in the City of Indio, identified as Assessor Parcel Number 612-170-017 (Property). The Proposed Project is Phase II of a recently completed affordable rental project consisting of 85 units (Phase I) which are adjacent to Proposed Project.

Forty-nine percent of the units in the Proposed Project will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County. Of the 49% of the restricted units, 11 units will be subject to HOME Investment Partnerships Program (HOME) occupancy and use restrictions, and will be rented to individuals whose incomes do not exceed 50% of the area median income for the County. On site amenities will include a 3,172 square foot community center with internet access, soccer fields, tot-lots and a swimming pool.

In addition to the \$1,000,000 derived from County HOME and NSP funds, additional sources of funds will include \$17,477,910 in tax credit equity, a construction loan from US Bank in the amount of \$2,715,901, a United States Department of Agriculture (USDA) 514 loan in the amount of \$3,000,000, a donation of land from the City of Indio valued at \$2,024,125, a Developer Impact Fee Waiver in the amount of \$2,183,206 and general partnership equity in the amount of \$25,488. The total cost of development is estimated to be \$28,426,630.

Impact on Residents and Businesses

The creation of the additional 68 units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with Neighborhood Stabilization Program 1 funds and HOME Investment Partnership Act Funds.

Attachments:

City of Indio Mitigated Negative Declaration

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Request for Release of Funds
USDA Environmental Assessment
County of Riverside Environmental Assessment
Public Notice

RF:JVW:HM:SA MT 3758



Kshini Dasna, Principal Management Analyst

4/3/2017



Gregory V. Priamos, Director County Counsel

3/24/2017

**City of Indio
Community Development Department**

100 Civic Center Mall
Indio, CA 92202
(760) 391-4120
Fax (760) 391-4027

Environmental Initial Study

Project Title: Fred Young Specific Plan

Case No: EA 10-4-494

Lead Agency Name and Address: City of Indio
Community Development Department
100 Civic Center Mall
P.O. Drawer 1788
Indio, CA 92202

Property Owner/ Developer: Coachella Valley Housing Coalition – Mike Walsh
45-701 Monroe Street, Plaza 1, Suite G, Indio, CA 92201. (760) 347-3157

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

Engineer: MSA Consulting, Inc.
34200 Bob Hope Drive, Rancho Mirage, CA 92270. (760) 320-9811

Architect: John Cotton Architects
3816 Main Street, Culver City, CA 90232

Contact Person and Phone Number: Joseph Lim, AICP
Community Development Department
(760) 391-4120, Fax (760) 391-4027

Project Location: Southwest corner of Dr. Carreon Blvd and Van Buren Street
APN's: 612-170-005; -006 and 612-210-005; -006

Existing Zoning and Zoning: Existing – Residential High
Proposed – Specific Plan

General Plan Designations: General Plan: Existing – Residential-High
Business Park (1.8-acre portion)
Proposed – Specific Plan

Description of the Project:

The proposed project is a residential community with a maximum of 950 housing units supported by community and recreational facilities. The proposed community center facility will accommodate multiple community-oriented activities for project residents while the existing Fred Young Labor Center will be dedicated to offer child care services. Additionally, a northeast portion of the property may include 25,000 square feet of neighborhood commercial uses and 100 corresponding parking spaces. In lieu of developing commercial uses, the project includes an alternative to develop up to 22 housing units in this portion of land. The proposed development, including land uses, development standards, design guidelines and infrastructure implementation measures will be framed by the Fred Young Specific Plan. Topics not specifically set forth or addressed in the Specific Plan will be addressed through standard City procedures and regulations.

The proposed project will occupy an irregular-shaped property of approximately 60 acres located south of Dr. Carreon Boulevard, west of Van Buren Street, and north of Avenue 58. The site consists of Assessor Parcel Numbers 612-170-005, 612-170-006, 612-210-005 and 612-210-006. The location of the project property can also be described as a portion of the southeast quarter of Section 25, Township 5 South, Range 7 East, San Bernardino Base and Meridian.

The project site is currently developed as a residential community of approximately 253 units and an estimated population of 800 residents. Conditions on the property vary by area. The northernmost 15 acres of the property are presently vacant land that formerly contained residential structures and a gasoline dispensing station. The central and southern portions of the site contain the Fred Young Farm Labor Center and farm worker residential complex.

The proposed development will prioritize housing allocation to the existing farm worker families, followed by other qualifying low and moderate income residents. The units will be constructed in three phases and build out is anticipated to occur in 10 to 15 years. In recognition that the maximum number of units to be developed on-site is 950, the exact number of units to be constructed in each phase will be determined upon funding conditions available at the time. The overall density proposed for the site is 15.7 dwelling units per acre.

The project property is presently designated as Residential High District under the City's Zoning Ordinance. This zoning designation allows for the development of multi-family apartments, condominiums and other multi-family units. The residential density under this designation ranges from 12 to 15 dwelling units per acre (du/ac). The project proposes a maximum of 950 residential units on approximately 60 acres, resulting in an overall project density of up to 15.7 du/ac at project build-out. Because this density is slightly greater than the maximum allowed under to the City's Zoning Ordinance, the project applicant – Coachella Valley Housing Coalition – will seek a density bonus under the provisions of the State Density Bonus Law, California Government Code Section 65915, and Chapter 154 in the Indio Code of Ordinances. Chapter 154 (Density Bonuses and Other Incentives for Low Income and Senior Housing), is established to comply with California Law by providing incentives to developers of housing for lower and very low income individuals and senior citizens. The California Legislature has determined that the provision of housing for lower and very low income individuals, as well as senior citizens, is of primary importance in the state and must be encouraged at the local level. The proposed project qualifies for a residential density bonus for the reason that 100 percent of the housing units will be affordable. The proposed project is effectively eligible for a density bonus of up to 35 percent across different areas of the development.

The existing General Plan land use designation for the major portion of the site is Residential High. A 1.79 acre site on the westerly boundary has a designation of Business Park. The project includes a General Plan Amendment requesting to change the designation from Residential High and Business Park to Specific Plan. A 2 acre site at a northeasterly portion of the property might be used to provide a small commercial area for residents.

EXISTING ON-SITE LAND USES AND ZONING		
	GENERAL PLAN	ZONING
EXISTING	Residential High Business Park	Residential High
PROPOSED	Specific Plan	Specific Plan

The project's proposed community center will host multiple amenities for project residents. The building is proposed for construction as part of Phase 1 of the project. This facility will be equipped with a computer laboratory, full scale kitchen, manager's office and ample multi-purpose space for community activities. The community center will accommodate an after school program, neighborhood watch meetings, parenting classes, tutoring and mentoring, and miscellaneous community gatherings. The proposed recreational amenities include sports fields, play areas and pedestrian corridors. Moreover, the existing Fred Young Labor Center facility will be improved and dedicated to serve as a day care center facility for project residents and qualified residents in the surrounding community.

Surrounding Land Uses and Setting:

Vacant land and industrial uses are located to the north of the project site. Land to the east includes undeveloped land, multi-family residences and the Martin Van Buren Elementary School. Additionally, a portion of this land forms part of the Cabazon Indian Reservation and unincorporated Riverside County territory respectively. Land to the south includes Avenue 48, followed by vacant land and residential uses in the City of Coachella. The land west of the project includes single family residences and a telephone utilities operation center.

SURROUNDING LAND USES			
	GENERAL PLAN	ZONING	CURRENT LAND USE
NORTH	Industrial Park	IP RC	Industrial Park Vacant
SOUTH	General Commercial (City of Coachella) Low Density Residential (City of Coachella)	Residential Single Family R-PUD (City of Coachella) Residential Planned Unit Development R-S (City of Coachella)	Vacant Residential
EAST	Mixed Use (DA) Community Commercial Residential-High Public Commercial Retail (County of Riverside) High Density Residential (County of Riverside)	RL RM CC W-2 (County of Riverside) C-1/C-P (County of Riverside) R-2 (County of Riverside)	Vacant Residential
WEST	Business Park Residential Low	RC RL	Residential

Other public agencies whose approval is required:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The topography of the surrounding mountains offers a unique vista for the Coachella Valley and for the City of Indio. The Little San Bernardino Mountains lie to the north and the San Bernardino Mountains lie to the northwest. The Indio Hills are visible to the northeast and the Santa Rosa Mountains are visible to the south. However, these vistas are considered to be far greater than one mile from the project site.

Existing uses of the project site include the Fred Young Farm Labor Center and the gated residential community for local farm workers. This housing complex viewshed is characterized by attached single-story residences as well as vacant fields and open space. The composition of surrounding land uses includes vacant land, residential and industrial uses. Existing structures in the project vicinity that have a prevalent visual presence include an industrial complex to the north, Van Buren Elementary School to the east, a multi-story apartment complex to the southeast, and a telephone utility company maintenance yard to the west.

The proposed project is not anticipated to create a substantial adverse effect on the existing scenic vistas. The proposed architectural and site design will work to limit structure height, massing, building orientation to result in conditions characteristic of a two-story, residential community ensuring that any impacts related to the existing vistas are less than significant.

Cumulative Impacts: None

Mitigation Measures: None

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

As previously described, the existing site currently serves as a residential neighborhood of approximately 800 residents occupying approximately 253 housing units. According to a site-specific Historic Resources study, conducted by CRM Tech in December of 2009, the project site does not represent a historically significant resource. Furthermore, the project site does not contain trees, rock outcroppings or other scenic resources that could be damaged by the proposed development. The site is not located within close proximity to a County Eligible, State Eligible or State Designated Scenic Highway. The closest circulation corridor with an official designation, County Eligible, is a segment of Interstate 10 located approximately 1 mile to the north.

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The proposed development will result in the demolition of existing residences, but these structures will be replaced in a phased schedule with improved housing conditions to serve the existing residents as well as other eligible members of the surrounding community. Project build-out is anticipated to occur in three phases and in a time frame of up to 15 years. The proposed site plan and architectural design will work to ensure that any alterations to the existing streetscape serve as an improvement to existing aesthetic conditions. Less than significant impacts are anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion:

The project site presently contains clustered single-story residences, internal streets and areas of vacant land. As previously mentioned, the surroundings of the project site are composed of vacant land, low-density and high-density residential uses, industrial facilities, a motel, and the Van Buren Elementary School.

The existing conditions of this residential neighborhood present a necessity for physical improvements. The proposed project is not anticipated to degrade the existing visual character of the site and its surroundings. Conversely, the project design will follow the proposed Fred Young Specific Plan development guidelines to ensure that the visual qualities of the proposed development demonstrate aesthetic improvements to the area. Project design, including architecture and landscape architecture, will require review and approval by the City Planning Commission. The proposed project is anticipated to enhance the visual character of the site and improve the composite view shed from surrounding conditions. Less than significant impacts are anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion:

The existing community has minimal lighting for nighttime security. The project proposes to incorporate illumination for nighttime community safety based on the Specific Plan Lighting Plan. As proposed, the Lighting Plan comprises a system of energy efficient post and bollard lights distributed throughout the community. Lighting at each entrance will also be provided to ensure safe vehicular access to the site and to illuminate the development entrance sign. The project's lighting plan will include low intensity energy-efficient lighting typical of a residential setting and in conformance with City standards. This enhanced source of lighting will not adversely affect nighttime views in the area. Furthermore, the project will not involve building materials with highly reflective properties in a way that would disrupt

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the day-time view shed. Less than significant impacts are anticipated to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

II. AGRICULTURE RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The proposed residential project will not involve the disturbance or conversion of any designated farmland or other form of agricultural resource. The project site is currently occupied by a residential neighborhood that will be demolished and replaced with improved housing development to serve the existing residents as well as other low and moderate income families. According to the 2008 California Farmland Mapping and Monitoring Program (FMMP) Geographic Information Systems database, the project site is categorized as Urban and Built-up Land. Per the FMMP, this category of land is not considered important farmland. Urban and Built-up Land is used to identify properties that are residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Additionally, the land surrounding this site to the north, east and west is not categorized as Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. Only a portion of land south of Avenue 48 is recognized as Prime Farmland; however this farmland is not contiguous to the project site and forms part of the City of Coachella. Regarding the conversion of important farmland to a non-agricultural use, the proposed project is anticipated to result in less than significant impacts.

Cumulative Impacts:

Mitigation Measures:

Mitigation Measures: None

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

According to the Williamson Act Program 2008 Status Report, no portion of land within a one-mile radius is recognized as being under a Williamson Act Contract. The project site's recent former use includes a residential community of 253 dwelling units and a community center. The City of Indio General Plan and Zoning policies designate the project property for high density residential uses with a

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1.8-acre portion being designated for Business Park uses. According to the General Plan map on Important Farmlands (Figure 4.3-1), developed in 1993, the project site is not classified as important farmland. Prime farmland is primarily situated to the east and south of the project site. The most current FMMP designation for this site and surrounding areas is Urban and Built-up Land. The proposed project will not impact or remove land from the City or County's agricultural zoning or agricultural preserve. As related to existing agricultural zoning or a Williamson Act contract, less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Discussion:

The project property is designated by the City of Indio General Plan and Zoning maps to contain residential uses. Additionally, a 1.8-acre portion of the project site is designated by the City General Plan as a Business Park use.

The project includes a General Plan amendment to convert the 1.8-acre parcel from Business Park to Residential High. It is proposed that the Fred Young Specific Plan be adopted as the zoning document for the entire site. Land surrounding the project site includes vacant land, the Van Buren Elementary School, a motel, industrial buildings and low-to-high density residential development.

No forest land, timberland, or timberland zoned Timberland Production areas are situated on or in the immediate surroundings of the site. As a result, the proposed project will not conflict with or result in the eventual conversion of such land. No impact is anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion:

The proposed project will occur in a site with existing residential and vacant uses. No forest land occurs in the project site or surrounding areas because forest vegetation is uncharacteristic in the Coachella Valley floor desert environment. As a result, no such land will be affected by the project, resulting in no impact.

Cumulative Impacts: None

Mitigation Measures: None

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

As previously described, the project property is primarily designated by the City of Indio General Plan and Zoning maps to contain residential uses. No farmland or forest land is situated within the project site or in the immediate surroundings. The proposed project is not anticipated to result in the eventual conversion of farmland or forest land to non-agricultural or non-forest use. No impacts are anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

III. AIR QUALITY: Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

The Health and Safety Element of the Indio 2020 General Plan includes a primary goal to support air quality measures that are designed to reduce harmful levels of pollutants, including airborne dust. This is supported by a series of Air Quality Policies (AQ-1.1 to A.Q.-1.10) and a program of Air Quality Implementation Measures. The Riverside County General Plan Program EIR finds that that the Indio General Plan, is consistent with the Southern California Association of Government's (SCAG) Regional Growth Management Plan, Regional Mobility Plan, the County's locally adopted Congestion Management Plan, the SCAQMD's Air Quality Management Plan, and the Coachella Valley PM10 State Implementation Plan (CVSIP).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Fred Young Specific Plan is consistent with the City's air quality and residential goals, as established by the Indio General Plan, and will not conflict with or obstruct implementation of the Air Quality Management Plan. The General Plan includes a policy to provide density bonuses to encourage the provisions of housing for low income groups and special needs housing groups (LU-1.3). The *Density Bonuses for Low Income and Special Needs Housing Developments* will be implemented by the proposed project. Based on the maximum number of proposed units (950), the project site of 60.59 acres will have an overall density of 15.7 dwelling units per acre. This is consistent with the General Plan Designation of Residential High, which allows for a density range of 10-20 dwelling units per acre.

Although the project would require a General Plan Amendment for the site, it should not provide directly or indirectly for increased population or employment growth, above that projected in the adopted Air Quality Management Plan. Furthermore, the projected emissions of ozone precursors (ROG and NOx) from the project are equal to or less than the emissions anticipated for the site if developed under the existing land use designations in the General Plan. Since project-related emissions would be consistent with the *Air Quality Management Plan* and the *Coachella Valley PM10 SIP*, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable. Moreover, the project will adhere to a Fugitive Dust Control Plan through out all stages of construction. This plan will include and coincide with City regulations related to dust control. Less than significant impacts are expected to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

In April of 2010, the firm of Endo Engineering performed the *Fred Young Specific Plan Air Quality Impact Study*. At the time this air quality assessment was prepared, a maximum of 1,200 dwelling units were being considered for the proposed project. Subsequent revisions to the project proposal reduced the maximum number of dwelling units to 950.

Existing Regional Air Quality Setting

- The project site is located within the Salton Sea Air Basin, which has been designated by the California Air Resources Board as nonattainment for ozone and PM10. The violations of the air quality standards for ozone are primarily due to pollutant transport from the South Coast Air Basin.
- The Salton Sea Air Basin has been designated by the U.S. EPA as serious nonattainment for ozone (8-hour standard) and for PM10.
- Between 2006 and 2008, ozone levels exceeded the state one-hour standard (0.09 ppm) on ten percent of the days monitored in Palm Springs and two percent of the days monitored in Indio. The maximum one-hour ozone concentration measured was 0.13 parts per million (ppm) in Palm Springs

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and 0.11 ppm in Indio. The ozone concentration in Palm Springs exceeded the state standard by 44 percent. No ozone episodes were declared at either air monitoring station. Episodes represent intermediate levels between the national ambient air quality standard and the level of significant harm for air pollutants at which some pollution abatement or health notification action must be taken.

- Eight-hour ozone levels exceeded the national one-hour standard on 16 percent of the days monitored in Palm Springs and 8 percent of the days monitored in Indio. The maximum eight-hour ozone concentration measured exceeded the standard by 45 percent in Palm Springs and 27 percent in Indio. The 2007 *South Coast and Coachella Valley 8-Hour Ozone Plan* projects attainment by the year 2024.
- PM10 concentrations exceeded the California 24-hour standard on 12 days in Palm Springs and on 86 in Indio. The maximum 24-hour PM10 concentration monitored in Palm Springs was 222 micrograms per cubic meter (more than four times the state standard). In Indio, the maximum 24-hour PM10 concentration monitored was 211 micrograms per cubic meter (nearly 4 times the state standard).
- The project site is located within the Active Blowsand Zone established by the Coachella Valley Association of Governments (CVAG) in the *Blowsand Control and Protection Plan* (June 1977).
- Daytime winds in this area are predominantly onshore winds that blow from the northwest to the southeast.

The SCAQMD has established significance thresholds for specific projects. These thresholds are shown in the Mass Daily Thresholds table below. Project effects would be considered significant if the long-term operational emissions due to combined stationary and vehicular emissions exceed these thresholds. Project air quality effects would also be considered significant if the emissions affect sensitive receptors such as schools or nursing homes, or if the project will conflict with the regional AQMP and/or local air quality plans.

Table III-1

The following table illustrates SCAQMD's Air Quality Significance Thresholds:

Pollutant	Mass Daily Thresholds	
	Construction	Operational
NOx	100 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
VOC	75 lbs/day	55 lbs/day

Source: Air Quality Analysis Guidance Handbook, Chapter 5. Prepared by the South Coast Air Quality Management District. www.aqmd.gov/ceqa/hndbk.html

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Existing Air Quality Setting On-Site

**Table III-2
Operational Air Pollutant Emissions
Associated Existing On-Site Land Uses
(Year 2010 - Pounds/Day)**

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO ₂
Summer Day	32.47	19.19	222.26	0.18	28.47	5.56	22,378.29
Winter Day	29.28	25.38	168.08	0.15	28.46	5.55	18,634.98
SCAQMD Operational Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	-

Table III-2 displays the operational air pollutant emissions in the existing residential community. The existing 253 residential units generate an estimated 1,630 average daily trips. Area source emissions include natural gas consumption for space and water heating, the use of landscaping maintenance equipment, consumer products by residents, and low VOC architectural coatings applied to ten percent of the dwelling units per year. The operational air pollutant emissions associated with the existing on-site uses do not exceed the thresholds established by SCAQMD.

Because the project applicant has the ability to obtain a density bonus of up to 35 percent pursuant to the State Density Bonus Law, California Government Code Section 65915, and Chapter 154 in the Indio Code of Ordinances, the air quality modeling was conducted to analyze 20.25 du/ac and up to 1,200 residential units to consider the maximum impacts possible with residential land use alternatives. Subsequent changes to the project resulted in a reduced number of proposed residential units (up to 950).

Project Demolition and Construction Activities

Two types of air pollutant sources must be considered with respect to the proposed development: stationary sources and mobile sources. Stationary sources include emissions from natural gas combustion and emissions at the power plant associated with the electrical requirements of the proposed development. Mobile source considerations include exhaust emissions resulting from short-term construction activities and long-term vehicular travel associated with the proposed project.

**Table III-3
Peak Unmitigated Construction Emissions Estimates
Associated With Demolition and Site Preparation
(Pounds/Day)**

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO ₂
Demolition	3.81	27.57	21.22	0.01	9.46	2.98	5,059.30
Fine Site Grading	3.95	31.67	20.90	0.00	47.50	10.73	4,212.25
Trenching	2.50	19.82	11.58	0.00	1.13	1.04	2,183.85
Highest Phase	3.95	31.67	21.22	0.01	47.50	10.73	5,059.30
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	-

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**Table III-4
Peak Unmitigated Construction Emissions Estimates
Associated With Construction of the Proposed Project
(Pounds/Day)**

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO ₂
Building Construction	4.23	20.62	30.11	0.03	1.49	1.31	4,375.50
Architectural Coating	66.59	0.14	3.34	0.00	0.03	0.01	411.41
Asphalt Paving	3.46	16.91	12.39	0.00	1.39	1.26	2,037.39
Highest Phase	66.59	20.62	30.11	0.03	1.49	1.31	4,375.50
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	-

Demolition, site preparation and construction activities for the proposed development can be expected to contribute to short term air quality impacts; however, neither of these activities will exceed the SCAQMD thresholds. Implementation of Coachella Valley Best Available Control Measures will help protect the nearby sensitive receptor land uses. The proposed construction of each phase of project development will be required to adhere to the City's Fugitive Dust and Erosion Control policies and ordinance to minimize potential construction related emissions. An approved Fugitive Dust (PM10) Plan will be required prior to issuance of a grading permit. The mitigation plan will include methods of maintaining/cleaning the construction equipment, soil stabilization and wind fencing. This plan will also specify that during site grading activities, speeds on unpaved surfaces on site will be reduced to less than 15 mph, and all exposed surfaces on-site will be watered twice daily. Proposed permanent landscaping for future development will help to reduce the future levels of fugitive dust in the area. Demolition, site preparation and construction activities will have a less than significant impact.

The *Air Quality Impact Analysis* also estimates asbestos emissions during demolition activities. The demolition of all 253 residential units is anticipated to generate 119.2 pounds of asbestos emissions during the interval when asbestos-containing materials are removed. Approved asbestos removal and waste handling emission control procedures will be employed by trained professionals with EPA-approved state accreditation to prevent emissions of asbestos during demolition and renovation activities on-site, resulting in a less than significant impact related to this activity. Renovation of community center is also anticipated to generate asbestos emissions. During this time, all facility operations of this center will be prohibited.

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Project Operations

During the life of the development, a variety of emissions will be produced by its day-to-day operations, including motor vehicle emission and area source emissions.

Table III-5
Change in Operational Air Pollutant Emissions
Associated With the Initial Phase of the Proposed Project
(Year 2015 Pounds/Day)

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO ₂
Summer Day – Project Increase	43.26	21.60	230.87	0.28	45.00	8.78	35,822.64
Winter Day – Project Increase	39.36	27.94	175.45	0.23	45.00	8.78	29,835.06
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	–

Based on Phase 1 maximum permitted density of 506 residential units.

Phase 1A through 1D of the proposed development will include up to 506 residential units and up to 25,000 square feet of commercial development would occur in 24.7 acres. Implementation of these phases would require the demolition of approximately 80 residential units. The operational emissions resulting from this project phase will include motor vehicle emissions and area source emissions. This phase of the development could generate up to 3,190 average daily trips. The operational emissions resulting from this project phase are not projected to exceed SCQMD thresholds of significance. Therefore, the initial phase of development would have a less than significant impact on operational emissions of criteria air pollutants.

Table III-6
Project-Related Increase in Operational Air Pollutant Emissions
(Year 2020 Pounds/Day)

Emission Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO ₂
Summer Day – Project Increase	96.13	46.62	522.06	0.88	139.96	27.22	106,988.30
Winter Day – Project Increase	89.02	60.29	396.18	0.71	139.96	27.22	88,172.11
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	Yes	No	No	No	No	No	–

The air pollutant emissions modeling performed for this project was based on the development of up to 1,200 residential units. However, subsequent revisions to the project lowered the number of proposed dwelling units to a maximum of 950.

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The Air Quality Impact Study Pollutant Emissions modeling was based on construction of up to 1,200 residential units, up to 25,000 square feet of neighborhood commercial space, and community amenities. Based on these assumptions and full occupancy, the proposed project is anticipated to generate 9,960 average daily trips. This results in an increase in daily operational emissions of up to 522.06 pounds of carbon monoxide, 96.13 pounds of reactive organic gases, 60.29 pounds of NOx, 0.88 pounds of SOx, 139.96 pounds of PM10, and 27.22 pounds of PM2.5. According to these results, project-related increase in motor vehicle and area source emissions has the potential to exceed the SCAQMD operational threshold of significance for reactive organic gases on summer days in the year 2020. The forecasted surpass of the SCAQMD threshold for significance for reactive organic gases is 21.13 pounds per day (28.2 percent) during the summer months and by 14.12 pounds per day (18.7 percent) during the winter months. With the project adjustment to construct up to 950 residential units (250 fewer units), the project would generate fewer vehicle trips (5,880) and not surpass any of the SCAQMD thresholds.

As described in the Air Quality Impact Study, the primary source of ROG emissions in the proposed development is related to the estimated average daily trips at full buildout considering the highest density bonus possible and occupation of the project. Each phase of development will be accompanied by a trip generation and parking study. This process will employ the standardized research methods to identify vehicle use, average daily trips, and parking use of previously constructed portions of the Fred Young Project. The gathered empirical data will be used to make a more specific assessment of parking allocation and trip generation for the following phase of development. Heightened consideration will be made to the projected number of average daily trips to ensure that it does not exceed 5,880, thereby not exceeding the ROG emissions thresholds. With the 2-acre commercial development and fewer than 950 dwelling units, the project would not exceed the mass daily regional significance thresholds for project-specific impacts and the project would not have a significant long-term operational or cumulative impact.

The project's site preparation, demolition and construction activities will result in temporary and less than significant impacts. Demolition activities have the potential to generate asbestos emissions, but following required removal procedures will ensure that this process results in less than significant impacts. Project operations at the maximum possible project buildout initially had the potential to exceed the SCAQMD thresholds of significance. However, this potential impact is avoided since fewer than 950 units will be constructed. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures:

MM III-A: The project proponent shall ensure that a parking and trip generation study be conducted with each successive phase of development. The studies shall consider existing conditions of previously developed portions of the project to forecast the average daily trips and associated emissions of reactive organic gases (ROG) to ensure that the emissions for ROG do not exceed 75 pounds per day.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
-

Discussion:

NOx and ROG are ozone precursors and the region is designated nonattainment for the one-hour ozone standard and serious nonattainment for the 8-hour ambient air quality standard. Adherence to the SCAQMD rules and regulations and compliance with locally adopted AQMP and PM10 State Implementation Plan control measures will help reduce the pollutant burden of each cumulative development. Appropriate mitigation measures for cumulative impacts (such as the requirement of "Fugitive Dust Control Plans" prior to the issuance of grading permits) are required by the City of Indio and implemented through enforcement of the *Indio Code of Ordinances*. Project-related construction emissions are not estimated to exceed the SCAQMD mass daily regional significance thresholds. Therefore, the project will not result in a cumulatively considerable net increase of NOx and ROG emissions during construction activities.

The project involves a General Plan Amendment from mostly Residential High (RH) land use and a portion of Business Park to a Specific Plan designation for the entire project site. The existing RH General Plan land use regulation permits a maximum of 20 dwelling units per acre (d.u./ac). There are presently 253 units in the developed portion of the site. The proposed Specific Plan use would result in a maximum of 950 dwelling units with density variation across different planning areas. According to the Fred Young Specific Plan, the project would result multi-family, single-family, mixed use (with neighborhood commercial), community center and day care land uses. According to the Air Quality Impact Study, 950 units would result in 5,880 average daily trips, which would result in ROG emission levels below the AQMD operational regional significance thresholds.

Since project-related emissions would be consistent with the *Air Quality Management Plan*, the *Coachella Valley PM10 SIP*, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable. Less than significant impacts are anticipated to result from the project.

Cumulative Impacts: None
Mitigation Measures: None

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, child care centers, retirement homes, and athletic facilities.

At the existing Fred Young Labor Center building within the project site, auxiliary portable structures are currently functioning as a child care center operated by and for the benefit of 30 children of residents of the community. This child day care center is located west of Van Buren Street in the proposed Phase 1B area of the project site. The existing Fred Young Labor Center building will be retained and renovated to accommodate the existing day care center that is operated by residents of the community for children who are also residents. A new community center building will be constructed in the initial phase of the development, where the after school program for the children of residents will be relocated permanently. Both the existing child day care facilities and the after school program will be operational at the existing Fred Young Labor Center building during the construction of the initial phase.

The closest sensitive land use is the Martin Van Buren Elementary School, located south of the proposed Phase 2 area, between Phase 3 and Van Buren Street. The school buildings are located on the eastern side of the school site, with an outdoor field (playground) occupying the portion of the school site located closest to Phase 3 of the proposed project. The 2-acre commercial parcel on-site is located approximately one quarter mile north of the Martin Van Buren Elementary School.

Existing residential land uses are located west of the project site as well as east of Van Buren Street, between Manila Avenue and Avenue 48. In addition, residential development is located south of the Martin Van Buren Elementary School and north of Avenue 48, between the project site and Van Buren Street. A recently constructed residential subdivision is located south of Avenue 48, between the project site and Calhoun Street.

Industrial development that is not considered sensitive to air quality is located on both sides of Dr. Carreon Boulevard, north and west of the initial phase of the proposed development. Vacant land is located both northwest and east of the initial phase of the proposed development. Vacant land is located south of Avenue 48, on both sides of Van Buren Street. The area located immediately north of Phase 3 and west of Phase 2 is vacant.

The project proponent will coordinate with the existing day care facility and school for scheduling and placement of construction activities to ensure that any disruptions are minimized or eliminated. The project is anticipated to result in temporary construction-related impacts, but these will not exceed the SCAQMD thresholds. Through the implementation of SAQMD rules, best available dust control measures, and the City's Fugitive Dust and Erosion Control policies, the resulting temporary impacts will be less than significant to sensitive receptors.

Cumulative Impacts: None

Mitigation Measures: None

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Create objectionable odors affecting a substantial number of people?

Discussion:

Objectionable odors can be associated with toxic or non-toxic emissions. If a project is located near a school, the effects of project-related offensive odor emissions may be more pronounced because they may impact a considerable number of people, including children. If a project has the potential to cause an objectionable odor or other nuisance problem which could impact a residential area or a considerable number of sensitive receptors, under CEQA, it warrants close scrutiny.

The SCAQMD has compiled a list of facilities and operations that tend to produce offensive odors. While almost any source may emit objectionable odors, commercial shopping centers and residential buildings are not identified on the SCAQMD list as common sources of odor emissions. No operation or activity on-site shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, odors, or other forms of air pollution which exceed the requirements of the SCAQMD, the AQMD, or the *City of Indio General Plan - 2020 or Code of Ordinances*. No impact is anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion:

The project property presently serves as a residential community for local farm workers. The 60-acre site contains approximately 253 dwelling units, the Fred Young Farm Labor Center, and the recreation space for community residents. The project's surroundings presently include vacant land, industrial, commercial, and residential development. Moreover, a portion of land east of the project is recognized as Indian Reservation Land.

According to the Vegetation Communities Map of the City General Plan (Figure 4.5-1), the project site is found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis. The site is also found to be outside any area with Low to High potential for plant species (Figure 4.5-2). Furthermore, the site is primarily found in an area with "Low Potential" for Sensitive Wildlife according to the corresponding Environmental Resources Map in the General Plan (Figure 4.5-3).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The demolition, grading and development activities associated with the project site are not anticipated to have any significant adverse impacts to native plants, animals or their habitats. However, the property is within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which outlines policies for conservation of species habitats and natural communities. According to the Habitat Conservation Plan, the site is not designated for conservation purposes and there are no significant biological resources on the property. No impacts to candidate, sensitive or special status species are anticipated to result from development of the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Discussion:

The previously disturbed property does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No blue-line stream exists within the property or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle). As previously discussed, the project lies within the boundaries of the CVMSHCP, but not in a conservation area. The proposed development is not anticipated to have impacts related to any local or regional biological resources.

Cumulative Impacts: None

Mitigation Measures: None

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion:

No federally protected wetlands occur within or in the immediate surroundings of the project site. According to the National Wetlands Inventory from the United States Fish and Wildlife Service (USFWS), the nearest downstream wetland resources to the project site are located approximately one half-mile to the east. Two wetland features are located on partially disturbed undeveloped land west of the Coachella Valley Stormwater Channel. The first feature covers approximately 6 acres and is

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categorized as a PEMC resource (Palustrine [P], Emergent [EM], Seasonally Flooded [C]). The second feature covers approximately 0.6 acres and is categorized as a PFOC resource (Palustrine [P], Forested [FO], Seasonally Flooded [C]). Furthermore, the Coachella Valley Stormwater Channel bank is categorized as a PEMFx resource (Palustrine [P], Emergent [EM], Semipermanently Flooded [F], Excavated [x]). According to the referenced USFWS database, the three wetland features are generally characterized for having trees, shrubs, emergents, and mosses. No listed species are associated with these isolated environments.

While the project is located upstream from the mentioned wetland resources, proposed development is not anticipated to generate flows that could substantially impair or alter their hydrologic regime or conditions. A project specific Preliminary Hydrology Study has been performed to ensure that the project does not contribute to an increase in urban runoff in a way that could alter the storm drainage conditions in the area and affect the mentioned resources. According to the report, on-site storm runoff will be conveyed via gutters and storm drain pipes to a system of retention basins throughout the project site. The retention basins will be cumulatively sized to capture and store the total volume associated with the 100-year storm. It is therefore concluded in this Preliminary Hydrology Study that the proposed flood improvements are in conformance with the hydrologic requirements set forth by the City of Indio.

Furthermore, a Project Specific Water Quality Management Plan (WQMP) has been prepared to ensure that the project does not contribute pollutants of concern in any project storm runoff. Through the implementation of site design, treatment and source control Best Management Practices (BMPs) consistent with the design criteria and removal efficiency criteria in the Riverside County – Whitewater River Region Water Quality Management Plan, the proposed project is determined to not cause impacts from storm or nuisance runoff. Based on both complimentary studies on hydrology and water quality, the project is not expected to adversely affect any downstream water resources, contribute pollutants, or alter the existing hydrologic regime. This will in part be achieved through source control, site design, and treatment control Best Management Practices, as well as through the adoption of specific compliance provisions. A less than significant impact is anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion:

No migratory wildlife corridors or native wildlife nursery sites are found on the property or in the immediate surroundings. The project property presently contains residential development, which will be replaced with new housing to primarily serve the existing farm worker community. The proposed residential project will not interfere with movement of any native resident or migratory fish or wildlife

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species. No impacts related to these resources are expected.

Cumulative Impacts: None
Mitigation Measures: None

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion:

The project will not conflict with any local policies or ordinances protecting biological resources. The existing residential uses on-site do not contain natural open space or native vegetation that could be affected. No impacts are anticipated to result from project implementation.

Cumulative Impacts: None
Mitigation Measures: None

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion:

The project lies within the area of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. The proposed development is not anticipated to conflict with this Habitat Plan. The site is not designated for conservation purposes in the CVMSHCP and there are no significant biological resources on the property as recognized by the said plan or by the City General Plan EIR. The existing residential uses of the property do not contain protected habitat resources. On October 2, 2008, the collection of a habitat mitigation fee from new development projects to support the acquisition of conservation lands became effective. Based on the project category (residential) and a density greater than 14.1 dwelling units per acre, the applicable Local Development Mitigation Fee (LDMF) would be \$ 5,730 per acre with a residential fee of \$235 per unit. With a project size of 60.59 acres and up to 950 proposed dwelling units, the project proponent would be required to pay up to \$570,430.

$(60.59 \text{ ac.}) \times (\$5,730/\text{ac.}) =$	\$347,180
$(950 \text{ d.u.}) \times (\$235/\text{d.u.}) =$	\$223,250
Estimated Total LDMF =	\$570,430

The final calculation of these mitigation fees will also be determined based on the provisions in Section 33.090 (Chapter 33) of the Indio Code of Ordinances (*Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Mitigation Fee*). Based on the provisions in Section 33.090, the applicable LDMF fees will first be paid to the City of Indio, then be remitted to the Coachella Valley Conservation Commission. Payment of the LDMF shall be made on issuance of

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certificate of occupancy or upon final inspection of the premises, whichever occurs first. No impact is anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Discussion:

The existing residential community comprises approximately 253 dwelling units and an estimated population of 800 residents. The existing neighborhood also includes a day care facility, two portable structures, and a community center. According to the City of Indio General Plan 2020, the property is located outside the Historic Development Areas (Figure 4.8-10). Furthermore, the map of Prehistoric/Ethnohistoric Cultural Resources (Figure 4.8-2) indicates that the project lies in an area with Medium-High Sensitivity.

Between November 2009 and January 2010, the firm of CRM TECH conducted a project-specific historical and archeological resources study on approximately 60 acres, as defined by the proposed project area. The research methods performed as part of this assessment included a comprehensive records search, Native American Scoping, consultation with local historical organizations, historical background research and an intensive-level field survey.

The findings of this study are as follows:

- The records search performed as part of this study revealed that the project area had not been surveyed for cultural resources prior to the present study, and no cultural resources had been recorded on the property. Cultural resources studies have been conducted for multiple areas outside the project boundaries. Multiple historic resources have been uncovered by these previous studies, but none were located in the immediate vicinity of the project area.
- Native American scoping indicated that there are no known Native American cultural resources in the immediate surroundings of the project property. However, representatives from the Torres Martinez Band and Agua Caliente Band of Cahuilla Indians requested monitoring of ground-disturbing activities and proper procedures be followed if human remains are discovered in the project area.
- Findings of the historical background research indicate that the Fred Young Labor Center was constructed in and shortly after 1966 to provide housing for itinerant farm workers. This development in the 1960s had replaced a smaller substandard housing complex, known as the "Indio Camp," that was formerly located on the northern portion of the property in the 1930s.

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The Fred Young Labor Center and associated housing has served as a solution to the previous substandard labor housing conditions.

- The field survey, conducted in November 25, 2009, resulted in no evidence of any prehistoric resources within the project boundary or adjacent areas. The migrant farm worker housing facilities have been heavily disturbed by construction and modification activities.

Based on multiple assessment methods, the Fred Young Farm Labor Center and associated housing was found to not be eligible for listing in the California Register of Historical Resources due to insufficient age. The existing site does not qualify as a "historical resource" under CEQA provisions. No other potential historic resources were encountered during this study and no further cultural resources procedures are recommended. However, if buried cultural materials are encountered during earth-moving operations associated with the project, all work in the area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds. Furthermore, CRM TECH recommends that the history of the Fred Young Farm Labor Center be further documented, and that the results be curated at appropriate repositories to facilitate future access. Less than significant impacts are anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Discussion:

The project site lies in an area of Medium-High Sensitivity for Prehistoric/Ethnohistoric Cultural Resources within the General Plan EIR. The firm of CRM TECH conducted a project specific historical resources and archeological study between November 2009 and January 2010. The assessment included a records search, Native American scoping, consultation with the Coachella Valley Museum and Cultural Center, historical background research and an intensive-level field survey. The study found that there are no archeological resources that could be adversely affected by the proposed project. The Native American Heritage Commission sacred lands record did not indicate the presence of Native American resources within a half-mile radius of the project. In further consultation, individuals from the Torres Martinez Desert Cahuilla Indians and the Agua Caliente Band of Cahuilla Indians recommended that a Native American monitor be present during ground disturbing activities. This report concluded that that no historical resources, as defined by CEQA, exist within the project area and no further cultural resources investigation is necessary. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in the area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds. No impact to archeological resources is anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM V-A: The developer shall ensure that if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in the area should be halted or diverted until a qualified archeologist can evaluate the nature and significance of the finds.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

According to the City of Indio General Plan Map on Sensitive Paleontological Resources (Figure 4.8-12), the proposed project site is located in an area considered to have a generalized "High Potential" for sensitive Paleontological Resources. Areas recognized for having "High" potential are valued for their higher likelihood of containing significant nonrenewable paleontologic resources, including vertebrate or significant invertebrate fossils. The majority of the City is considered to have "High" potential, while smaller northern portions of the City are recognized for having "Low" or "Undetermined" potential.

The property is not recognized as a unique paleontological or a unique geologic feature. Previous excavation, construction and demolition activities in the property have disturbed surface and subsurface conditions on multiple occasions.

In March of 2010, firm of CRM TECH performed a Paleontological Resource Assessment on the project site. The study methodology employed as part of this assessment included a comprehensive literature review and a field survey.

Literature Review:

The literature review indicates that the soils in the project area correspond to alluvial fans, flood plains and usually have a water table deeper than 5 feet, and contain scattering of freshwater shells and shell fragments. It is further found that the project site 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.

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). The 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 fluvial sediments.

Field Survey:

The field survey was conducted on November 25, 2009 by paleontological surveyor Daniel Ballester. The survey involved walking transects spaced approximately 50 feet apart across the open areas of the

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

The field survey indicates that where exposed, the site soils are predominantly a light gray, fine sandy loam, with 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. Vegetation observed includes date palms, palo verde, cottonwood, eucalyptus, olives, sunflowers, tumbleweeds, various landscaping plants, and small desert shrubs and grasses. Observations confirmed that the site 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.

Based on the research results, 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. As observed, 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, a mitigation program will be developed and implemented during the project, resulting in a less than significant impact.

Cumulative Impacts: None

Mitigation Measures:

MM V-B: Prior to commencement of the project, the project proponent shall ensure that a paleontological resources mitigation program be developed and implemented in accordance with the provisions of CEQA as well as the proposed guidelines of the Society of Vertebrate Paleontology (1995). The mitigation measure program shall 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 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 invertebrate and vertebrate fossils. The location and frequency of collected sediment samples should be determined by a qualified paleontological monitor.
3. Recovered specimen 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

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and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report, when submitted to the City of Indio, would signify completion of the program to mitigate impacts on paleontological resources.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

The proposed project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries. The California Health and Safety Code, Section 7050.5, and the CEQA Guidelines Section 15064.5 require that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be those of Native American, or has reason to believe that they are those of Native American, the coroner shall contact by telephone within 24 hours the Native American Heritage Commission.

The proposed project is not anticipated to disturb any human remains, including those found outside formal cemeteries. Pursuant the aforementioned California Health and Safety Code, Section 7050.5, proper actions will be taken in the event of discovery or recognition of any human remains during project construction activities. The project is anticipated to result in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Discussion:

According to the project specific Geotechnical Investigation, performed by Sladden Engineering, the project site is not located in a State of California or County of Riverside designated fault zone. The closest known potentially active faults are located approximately 2 miles to the northeast. These faults are recognized as the Coachella and Southern segments of the San Andreas Fault System. Furthermore, the geotechnical investigation, which included a review of fault maps, digitized photography, and field investigations, indicate no signs of fault rupture or secondary seismic effects (lateral spreading,

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lurching, etc.) in the project area. No impacts related to fault rupture are anticipated to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

ii) Strong seismic ground shaking?

Discussion:

Based on the Geologic Hazard Map in the City's General Plan, the project site is located in an area considered to have shaking intensity rating of "V" or "High." This finding is based on the Riverside County Special Study on seismic ground-shaking potential, conducted in 1983. The City's close proximity from the San Andreas Fault System places the majority of its area within the "High" shaking intensity category.

According to the project specific Geotechnical Investigation, performed by Sladden Engineering in January of 2010, moderate to severe ground motion represents the most significant geologic hazard to the project. The project site is found in an active seismic region. As a result, the project site has been subject to past ground shaking by the local and regional faults that traverse the region. Seismic shaking from nearby faults is expected to produce high ground accelerations during the design life of the project.

The inherent seismic activity associated with the Coachella Valley and Southern California is anticipated to generate intense seismic shaking during the design life of the project. However, through compliance with the seismic safety and all applicable provisions of the California Building Code, the proposed facilities will be constructed in a manner that reduces or eliminates the risk of seismic hazards (Title 24, California Code of Regulations). Furthermore, remedial grading and construction to 2007 CBC guidelines and seismic design coefficients will work to reduce exposure of people or structures to adverse effects to the greatest extent possible. Furthermore, the project will follow the seismic design parameters and recommendations found in the project-specific geotechnical investigation, resulting in a less than significant impact.

Cumulative Impacts:

Buildout of the area will expose an increased amount of the population to the potential for seismic ground shaking. Adherence to UBC requirements will reduce cumulative impacts to less than significant levels.

Mitigation Measures:

MM VI-A: The project proponent shall ensure that the proposed site plan and structural design adhere to the seismic design parameters and recommendations made in the project specific Geotechnical Investigation. See Mitigation Measure 6-B and Geotechnical Investigation.

iii) Seismic-related ground failure, including liquefaction?

Discussion:

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According to the City of Indio General Plan EIR, the project is located in an area of the City where liquefaction is a potential occurrence for areas where groundwater is at a depth of 30 feet or less. The Geotechnical Investigation performed for this project indicates that the site is currently located within a County of Riverside designated "High" liquefaction zone.

Seismic settlement is often caused when loose granular soils densify during seismic shaking, potentially causing damage to overlying structures and improvements. The analysis conducted by Sladden Engineering indicates that the potential for seismic settlements impacting the site during a major seismic event on the nearby San Andreas Fault is considerable. The performed investigation found water at a depth of approximately 49 feet below ground elevation. The performed analysis indicates a total settlement of up to 3 inches. The computed differential seismic settlement is 1.5 inches over approximately 200 feet based on the assumption that the groundwater will rise to a depth of 15 feet (historic high). Because of the potential liquefaction related settlements, mitigation is required. Less than significant impacts related to seismic ground failure are anticipated to result from the proposed project.

Cumulative Impacts:

The proposed development will expose residents and facility employees to the effects of liquefaction found in this area of the City. The proposed development will be required to adhere to the project specific Geotechnical Investigation guidelines and recommendations to address the potential for liquefaction and any necessary mitigation to reduce impacts to less than significant levels.

Mitigation Measures:

MM V-B: The project proponent shall ensure that the proposed development adheres to the project specific Geotechnical Investigation requirements and recommendations.

Stripping: Areas to be graded should be cleared of any remnants of previous structures, vegetation, associated root systems and debris. All areas scheduled to receive fill should be cleared of old fills and any irreducible matter. The stripping should be removed off-site, or stockpiled or later use in landscape areas.

Preparation of Building Areas: In order to achieve a firm and unyielding bearing surface, over-excavation and recompaction throughout the building pad area is recommended. All low density near surface native soils should be removed to a minimum depth of approximately 3 feet below the existing grade or 3 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally, a minimum of 5 feet beyond the perimeter wall foundations. The exposed surfaces should be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction. Testing of the native soil within the excavation bottoms should be performed during grading to verify adequacy.

Compaction: Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances, and should not contain irreducible matter greater than three inches in maximum dimension. All fill materials should be placed in thin lifts, not exceeding six inches in their loose state. If import fill is required, the material should be of a low to non-expansive nature and should be approved by the soil engineer prior to use.

Shrinkage and Subsidence: Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. It is estimated that this shrinkage could vary from 10 to

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 and 2 tenths of a foot.

The recommended actions will result in the construction of a uniform compacted soil mat beneath the structures, mitigating the potential effects of liquefaction related settlement.

iv) Landslides?

Discussion:

According to the Geotechnical Investigation, no signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the project site. The site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. Risks associated with the with slope instability are considered low. No impacts are anticipated to result from project implementation.

Cumulative Impacts: None
Mitigation Measures: None

b) Result in substantial soil erosion or the loss of topsoil?

Discussion:

The proposed project will involve grading activities, which will follow a plan approved by the City. The plan will include measures to contain any run-off. The project site is greater than one acre in size and will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as the South Coast Air Quality Management District's regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading the site. The developer shall prepare and implement (throughout all construction activities) a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan. According to the Soil Survey of Riverside County, Coachella Valley Area, the project site is underlain primarily by Indio Very Fine Sandy Loam (Is). A minor southern portion of the project site is underlain by Gilman Fine Sandy Loam (GbA) and by Gilman Silt Loam (GeA). Erosion hazard in these soils is determined to be slight. Furthermore, the site surfaces have been previously stabilized and improved from the former residential uses on-site.

The field investigation performed by Sladden Engineering found no signs of flooding or erosion, concluding that risks associated with flooding and erosion should be considered "negligible." All future grading shall be performed in accordance with the grading ordinance of the City of Indio. The proposed development is anticipated to have less than significant impacts.

Cumulative Impacts: None
Mitigation Measures: None

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

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Discussion:

According to the Checklist of Geotechnical Hazards and Potential Mitigation Measures contained within the City of Indio General Plan EIR, collapsible and expansive soil has a "degree of hazard or problem" of "none to moderate" in the Indio area. Expansive soils are defined in Table 18-1-B of the Uniform Building Code and section 1802.3.2 of the International Building Code (IBC). The proposed development will comply with the recommendations made in the project specific Geotechnical Investigation Report. A less than significant impact is anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion:

No septic tanks or alternative waste water disposal systems will be used as part of the proposed development. Valley Sanitary District provides public sewer system service to the project and vicinity. No impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

VII. GREENHOUSE GAS EMISSIONS --Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion:

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and inhabitable. Common greenhouse gases in the Earth's atmosphere include: water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO₂ as byproducts, thereby impacting the levels of GHG in the atmosphere.

To address the long-term adverse impacts associated with global climate change, implementation of *The Governor's Executive Order S-3-05* would reduce greenhouse gas (GHG) emissions in California 80 percent below 1990 levels or 90 percent below current levels by the year 2050. Achieving this objective would contribute to efforts being made around the globe to stabilize the global climate by capping GHG concentrations at 450 ppm.

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With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance of GHG emission impacts. However, there is currently no statewide threshold for GHG emissions for use in making a determination regarding the significance of environmental effects related to GHG emissions in the environmental review process. Although the SCAQMD has adopted an interim significance threshold for GHG emissions, it applies only to those industrial (stationary source) projects where the SCAQMD is the lead agency.

The CARB interim GHG significance threshold for stationary/industrial sector projects is 7,000 metric tons of CO₂ equivalent emissions per year for projects which meet specified construction and transportation performance standards. By comparison the SCAQMD interim GHG significance threshold for permitting activities related to industrial projects is 10,000 metric tons of CO₂ equivalent emissions per year (including construction emissions amortized over 30 years and added to operational GHG emissions).

An interim screening level of 3,000 metric tons of CO₂ equivalent emissions per year was identified by the SCAQMD for new residential and commercial projects but not recommended for use at this time. Although CARB has not identified an interim GHG significance threshold for residential or commercial sector projects to date, it is recommended that a threshold be developed based on the implementation of stringent performance standards or equivalent mitigation measures addressing energy use, transportation, water use, waste and construction. Residential and commercial sector projects will only be presumed to have a less-than-significant effect on the environment if: (1) specific performance standards in references such as the California Energy Commission's *Tier II Energy Efficiency Standards* and GHG-reducing programs such as LEED, GreenPoint Rated, and the *California Green Building Code* are met, and (2) total net emissions are below a specified ceiling.

The *Air Quality Impact Study* performed for the proposed development provides estimates of the carbon dioxide emissions during the demolition, grading, trenching, and each building construction phase associated with the proposed project. Greenhouse gas emissions are projected to be highest during the demolition activities, followed by the building construction phase and the fine grading activities. A total of 5,059 pounds of CO₂ are projected to be emitted per day during the demolition phase, primarily by off-road diesel engines. Greenhouse gas emissions will total 4,376 pounds of CO₂ per day during the building construction process and 4,212 pounds of CO₂ per day during the fine grading activities. During on-site trenching, 2,184 pounds of CO₂ per day will be emitted. Another 2,037 pounds of CO₂ per day will be emitted during asphalt paving activities. By the time architectural coatings are being applied, GHG emissions will decrease to 411 pounds of CO₂ per day.

In respect to project operations, the proposed project would result in an increased use of motor vehicles and area sources, the proposed project would generate up to 106,988.3 more pounds of CO₂ per day (17,724.85 metric tons per year of CO₂eq emissions) than the 253 existing housing units. Upon project completion in the year 2025, the on-site development would consume an additional 5,622 megawatt hours per year of electricity and generate 11,202 more pounds per day of CO₂eq emissions than the 253 existing apartments. Project-related annual GHG emissions associated with the increased electricity consumption would total 1855.8 more metric tons of CO₂eq emissions per year than the existing 253 units on the project site.

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The proposed project and population to be served are not expected to generate a direct or indirect significant impact on the environment related to Greenhouse Gases.

Cumulative Impacts: None

Mitigation Measures: None

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion:

California's Global Warming Solutions Act of 2006 (AB32) required the CARB to establish a greenhouse gas (GHG) emissions cap for the year 2020 and adopt mandatory reporting rules for significant sources of GHG. The SCAQMD adopted an interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to projects where the SCAQMD is the lead agency. The CARB is in the process of developing statewide significance thresholds for GHG. There is no applicable significance threshold for GHG emissions currently recommended by the SCAQMD or the CARB. However, the residential and commercial development that forms part of the proposed project is not anticipated to conflict with the plan and policies established under Assembly Bill 32, Senate Bill 375 or Senate Bill 97. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

VIII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion:

The proposed residential development including a community center facility with a computer laboratory, full scale kitchen, offices and multi-purpose space for community events, is not expected to be hazardous in nature. Routine transport, use or disposal of hazardous materials – beyond what is typically associated with household, kitchen or office use – is not anticipated and therefore will not pose a risk to the public or residential environment. The future neighborhood commercial development proposed at the northeast corner of the site may involve some use or transport of hazardous materials. However, any future establishment would be required to abide by the applicable industry regulations and standards related to the management of any form hazardous material.

The waste generated from this facility will be managed by Burrtec Waste and Recycling Services and will not pose a hazard to the surrounding residences. Furthermore, any application and storage of

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chemicals such as pesticides and herbicides used on proposed landscaped areas is governed by industry regulations that shall be adhered to and monitored throughout the life of the project. Less than significant impacts are anticipated to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Discussion:

The residential site plan and placement of community center facilities will work to ensure that existing and future residents are not compromised from any existing or foreseeable accident conditions involving the release of hazardous materials. The release of hazardous material that may create a significant hazard to the public or the environment is not anticipated, as the project will be conditioned to follow industry regulations related to use and storage of landscaping related chemicals. The neighborhood commercial development would also be required to adhere to the established regulations and standards for managing any form of hazardous material. Less than significant impacts related to this issue are expected to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion:

The irregular shaped project property is located adjacent to the Van Buren Elementary School. As previously mentioned, the site is currently developed as a housing complex established to primarily serve local farm workers. The proposed development will occur according to a phased schedule to replace these facilities with multiple family housing for the existing and future population.

Project construction activities will occur within one quarter-mile of this elementary school. To ensure that these activities do not represent a potential impact to the adjacent elementary school, the Coachella Valley Housing Coalition will be required to coordinate with school officials to identify a suitable construction schedule that minimizes activities when school is in session. Furthermore, the proponent will also ensure that the construction staging area for development is situated away from the adjacent elementary school boundaries. Project implementation will comply with the locally adopted AQMP and PM10 State Implementation Plan control measures to reduce the pollutant burden of each phase of development. Construction activities will adhere to a Fugitive Dust Control Plan as required by the City

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of Indio. With the mitigation measures incorporated, project construction activities are expected to result in less than sign significant impacts to the Van Buren Elementary School.

The proposed project operations will not accommodate hazardous facilities or the storage of hazardous substances or waste. A less than significant impact is related to this specific issue.

Cumulative Impacts: None

Mitigation Measures:

MM VIII-A: The project proponent shall coordinate with the Desert Sands Unified School District and the Van Buren Elementary School to identify a suitable schedule for construction that minimizes activities when school is in session. This coordination will also involve identifying the most suitable construction staging location to ensure that the school is not potentially affected by these activities.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion:

The project site presently contains a residential neighborhood of approximately 253 dwelling units serving an estimated population of 800 residents. In February of 2007, the firm of RM Environmental, Inc. conducted a Phase I Environmental Site Assessment for the project property. The background investigation provided that former uses of this site included migrant farm worker housing, the Fred Young Farm Labor Camp, recreational fields and agricultural uses in southern portion of the project property. Furthermore, this investigation indicated the former presence of a maintenance yard at the northeast corner of the site (APN 612-170-006). This portion of the project is presently vacant, but was formerly developed, as indicated by historic aerial photography and related records. The near-surface soils in this sector of the project site were found to have the potential for lead and orgachlorine pesticide (OCP) contamination. It was also concluded that there is a potential for the on-site residential structures to contain asbestos materials and lead based paint. The investigation report made the recommendation for additional assessment in respect to asbestos, lead and OCP.

The Phase I Environmental Site Assessment also placed focus on a suspected fuel dispenser station at a north central portion of the site (APN 612-170-006). On-site excavations confirmed the presence of a 1,000-gallon underground storage tank (UST) and associated piping formerly used for fuel dispensing operations. Background research indicated that this UST was installed in 1953, and remained in operation until prior to 1978. The report determined the potential presence of hydrocarbon contamination in the area surrounding these underground structures. Removal of the mentioned underground structures and a subsequent soil investigation was recommended.

On December 16, 2009, in compliance with the Riverside County Department of Environmental Health, the firm of RM Environmental, Inc. coordinated the tank removal, transportation and disposal. The removed UST measured approximately 4 feet in diameter and 12 feet in length. During and after the excavation process, no visible indicators of soil hydrocarbon contamination were observed. On the same date, soil samples were collected and tested for hydrocarbon contamination. Hydrocarbon compounds

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were not detected in the collected soil samples. No further environmental investigation was recommended.

In consideration of the described remedial action on removing the Underground Storage Tank and conducting follow-up soils testing, soil contamination is not anticipated to pose an environmental hazard on the proposed project. However, the potential for asbestos materials or lead based paint to be present in the existing structures will be further addressed prior to any demolition and construction activities. Based on the applicable State and Federal regulations, as well as industry standard practices, all testing and abatement of any detected lead or asbestos material will be performed by specialty-trained professionals. With the recommended mitigation measures, a less than significant impact is anticipated to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures:

MM VIII-B: The project proponent shall ensure that prior to demolition, renovation or construction activities, testing for the presence of asbestos or lead based paint is conducted. If asbestos is detected, the project proponent shall ensure that asbestos related work and disposal is performed with specially-trained asbestos abatement workers and supervisors with EPA-approved state accreditation.

MM VIII-C: The project proponent shall ensure that prior to any demolition or construction activities, soil testing for the presence of lead and dieldrin is conducted. If elevated levels of this pollutant are detected, the project proponent shall ensure that proper removal is performed before construction activities.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Discussion:

The project is not located within two miles of an airport. No impacts are anticipated related to this issue.

Cumulative Impacts: None

Mitigation Measures: None

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

The project is not within the vicinity of a private airstrip. No impacts are expected related to this issue.

Cumulative Impacts: None

Mitigation Measures: None

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

The proposed circulation plan for any future development has been reviewed by the Fire Department to ensure that the development does not interfere with any known emergency response plans. The project is not anticipated to physically interfere impair emergency response or evacuation in the area. The Fred Young site plan will comply with the established City standards for circulation and any recommendations from the Fire Department as related to emergency access. A less than significant impact is anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

The project is not adjacent to or intermixed with wildlands. No impacts are expected related to wildland fires.

Cumulative Impacts: None

Mitigation Measures: None

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

Discussion:

Concerns relating to water quality during construction include the containment of any potential contaminants such as gasoline and other petroleum products. Another concern is the release of any construction related stormwater that may contain contaminants (including sediment material). Grading of soils creates the chance of erosion and potential introduction of sediments to existing area water systems, especially when construction storm water is allowed to flow into public streets.

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As discussed previously, the site is greater than one acre in size and will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as the South Coast Air Quality Management District's regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading and water quality. Throughout all construction activities, the developer shall prepare and implement a Stormwater Pollution Prevention Plan (SWPP) and a Fugitive Dust (PM10) Management Plan. Construction site Best Management Practices are implemented to prevent any contamination of water that could occur as a result of construction activities of the proposed project.

To address post-construction urban runoff, the project will be required to comply in perpetuity with a Project Specific Water Quality Management Plan (WQMP). Through the implementation of source control, site design and treatment Best Management Practices, the WQMP will ensure that project runoff does not contribute pollutants of concern to the existing hydrologic regime via storm runoff.

Moreover, the project's landscape design will comply with the Indio Water Authority Landscape and Water Conservation Guidelines, which establish practical water efficient standards for landscape and irrigation design of new and rehabilitated landscapes. This design will help reduce the contamination of groundwater for the reason that water waste will be reduced. Drought tolerant landscaping and water conserving irrigation practices shall be implemented in residential design. Any future development shall abide by all applicable state codes and the City's Water Efficient Landscape Ordinance.

The project is anticipated to result in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion:

In March of 2010, a Water Supply Assessment and Water Supply Verification were performed for the proposed project by Kayepability Consulting. The analysis found that the project will demand an estimated total of 0.43 million gallons per day (MGD) or approximately 496.7 acre-feet per year (AFY). The project's total demand of water services is based an analysis of the proposed land usage categories (landscaped uses, residential uses and non-residential uses) and their respective water demands. At project build-out, the residential and non-residential portions of the project will demand an estimated 338.7 AFY and a daily demand of 0.3 million gallons. The desert landscaping areas will demand 97.6

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AFY and a daily demand of 0.09 million gallons. Furthermore, the recreational turf will demand 43.7 AFY and a daily demand of 0.04 million gallons.

Landscape Water Demand:

The demand for landscaped areas is calculated based on coverage area and design standards. The water demand for the project considers the Indio Water Authority's Landscape Ordinance 1528 Maximum Applied Water Allowance (MAWA), to which the project will adhere.

The proposed project will have two categories of landscaping: desert landscaping (27.5 acres) and recreational turf (9.0 acres). As mentioned previously, the desert landscaping will create a total water demand of 97.6 acre-feet per year. The recreational turf will demand 43.7 acre-feet per year. Based on these estimates, a total of 141.3 AFY would be required for all landscaping throughout the project.

Residential Development Demand:

For residential uses, potable water demand was calculated for all indoor uses based on estimates from the American Water Works Association Research Foundation (AWWARF). The project is anticipated to incur a potable water demand of 3.3 AFY.

Non-Residential Development Demand:

The proposed community center, day care facility, and commercial land uses will demand potable water based on the square footage for each type of non-residential use development. The proposed community center will demand 0.3 AFY based on a 2,935 square-foot facility. The existing Fred Young Labor Center of 7,035 square feet will be adapted for re-use as a child care facility and will demand 0.7 AFY. Moreover, the future development of 25,000 square feet will incur a demand of 2.3 AFY. The total potable water demand of non-residential development is estimated at 338.7 AFY.

The proposed project will implement water conservation measures in accordance with the Indio Water Authority Water Use Efficiency and Conservation Master Plan. These measures include water efficient landscaping and irrigation, water efficient plumbing and appliances, tiered or seasonal water pricing, public information and education programs, alternative water supplies, water restrictive municipal development policies, appointing an IWQ conservation coordinator, and refining the maximum applied water allowance for landscaped and recreational uses. The project will conserve water through efficient irrigation, intelligent irrigation controllers, and drought-tolerant planting materials.

Based on the information, analysis and findings documented in the project specific Water Supply Assessment, there is substantial evidence to support a determination that there will be sufficient water supplies to meet the demands of the project. With the mitigation incorporated, the project is anticipated to result in a less than significant impact.

Cumulative Impacts: None

Mitigation Measures:

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MM 9-A: Project developers shall be required to implement the following measures in order to ensure the most efficient use of water resources and to meet and maintain the Water Use Efficiency and Conservation Master Plan goals throughout the life of the Project:

1. The amount of water-intensive landscaping in common areas of this multi-family development shall not exceed 25% of the total area suitable for landscaping. Only low and moderate water use plants may be used in the remaining landscape area of the common area.
2. Turf and water intensive landscaping shall be prohibited in all right-of ways and medians. "Right-of-way" and "median" do not include (1) Landscape easements on private lots and (2) Active recreational areas contiguous to right-of-ways so long as the active recreations areas is at least 10,000 square feet in area and at least 100 feet long and 100 feet wide. Only low and moderate water usage landscaping may be used in right-of-ways and medians. Irrigation of such areas shall only be by use of a drip system. Flood irrigation in medians is prohibited.
3. Water intensive landscaping is prohibited within two feet of the curb and gutter or other hardscape area unless irrigated with subsurface or wick irrigation systems.
4. In the event recycled water becomes available to the Project, tertiary treated water shall be used for on-site landscaped areas to reduce use of groundwater for irrigation.
5. The installation and maintenance of efficient on-site irrigation systems will minimize runoff and evaporation, and maximize effective watering of plant roots. Drip irrigation and moisture detectors will be used to increase irrigation efficiency to the greatest extent practicable.
6. The use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Discussion:

The site contains no streams or rivers; therefore no impacts are expected related to this specific issue.

Grading and construction related erosion create the potential introduction of sediments to existing area water systems. The project will implement a Storm Water Pollution Prevention Plan to prevent contamination of water during grading and construction activities.

According to the project specific Geotechnical Investigation performed by Sladden Engineering, the existing conditions on the project property do not have signs of flooding or erosion. As a result, future associated risks are considered "negligible." A project specific Preliminary Hydrology Study has been performed for the initial phase of construction and a conceptual hydrology report has been prepared for the entire project site. The recommended flood control measures identified in these studies ensure that the proposed development meets the hydrologic requirements set forth by the City of Indio. Conceptually, the project will require 11.77 acre-feet of stormwater retention. To provide this amount

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of storage, fourteen retention basins are proposed throughout the site ranging from 1,624 square feet to 42,025 square feet. Each retention basin will hold three feet of water with one foot of freeboard for a total storage capacity of 11.80 acre-feet. It is therefore anticipated that the proposed development will meet the hydrologic requirements set forth by the City of Indio. The proposed system of retention basins will be multi-purpose, serving not only for stormwater retention, but also providing recreational areas for residents and as open space for the project.

Final improvements, including landscaping, will serve to stabilize soils throughout the life of any future development. Implementation of Best Management Practices, as stipulated in the Project Specific Water Quality Management Plan, will help further prevent the release of soils, sediment and pollutants from leaving the project site. Less than significant impacts are anticipated related to any future on-site development.

Cumulative Impacts: None

Mitigation Measures: None

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Discussion:

The site contains no streams or rivers. The project property is presently occupied by 253 dwelling units, the Fred Young Farm Labor Center, recreation fields and portions of vacant land. The site does not have an existing natural drainage pattern. There are no "waters of the United States" or surface waters that have drainage paths across the property, and only localized drainage paths that flow during storm events will be altered through the course of construction of the any future development that may occur as a result of the proposed project.

As previously described, the findings and recommendations of the Conceptual and Preliminary Hydrology Studies will be incorporated in the site design to ensure that development does not adversely impact the existing hydrologic regime. Pursuant to Section 162.140 under Title XV in the City of Indio Code of Ordinances, the property shall be designed to retain the 100-year, 24-hour, duration storm on-site. The proposed flood control measures include the conveyance of storm water into system of multi-purpose retention basins with a total storage capacity of 11.80 acre-feet. In accordance with City and County requirements, the increase in onsite runoff resulting from development will be detained onsite or will be percolated into onsite retention basins. All grading plans and proposed storm water facilities plans shall be submitted to the City of Indio for review and approval prior to the issuance of a grading permit. The proposed project is expected to have less than impacts related drainage course alterations and flooding.

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Cumulative Impacts: None
Mitigation Measures: None

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Discussion:

As discussed previously, in accordance with City and County requirements, the increase in onsite runoff resulting from development will be detained onsite as outlined in the stormwater drainage system design and project specific Water Quality Management Plan. All final grading and hydrology plans shall be submitted to the City of Indio for review and approval prior to the issuance of a grading permit. The property currently contains residential uses and auxiliary community facilities. The residential and community center uses of the proposed development are not expected to provide substantial additional sources of polluted runoff from the existing housing complex. Less than significant impacts are anticipated to result from the project.

Cumulative Impacts: None
Mitigation Measures: None

- f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion:

According to the Federal Emergency Management Agency (FEMA), the project site is included in Flood Insurance Rate Map (FIRM) No. 06065C2254G. The FIRM indicates that the property is included in Flood Zone X – Protected by Levee. Also described as Zone X (Shaded), this designation applies to areas protected by levee from the 1% annual chance flood. This flood zone considered to be a moderate-to-low risk area where flood insurance is available, but not mandatory. The proposed site design will incorporate flood control measures. A less than significant impact is anticipated to result related to flood hazards.

Cumulative Impacts: None
Mitigation Measures: None

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| g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is surrounded by developed land and does not contain any drainage paths that convey flood flows. An estimated 253 dwelling units currently occupy the majority of the 60-acre site, which lies within a Flood Zone X – Protected by Levee zone designation according to the Federal Emergency Management Agency. The project will not place structures within a 100-year flood area. Being located in an area with minimal flooding, the site is considered a Moderate to Low Risk Area. No impact is anticipated to result from the project.

Cumulative Impacts: None
Mitigation Measures: None

X. LAND USE AND PLANNING - Would the project:

- | | | | | |
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| a) Physically divide an established community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The existing project site contains 253 dwelling units and an estimated population of 800 residents. The property also has the Fred Young Farm Labor Center, a day care facility, and recreational open space. The proposed phased project will involve phased demolition activities to replace all existing residential structures and maintain the existing community with an improved housing development for existing and additional qualified families. Based on the City of Indio's average household size of 3.56, the proposed development will provide housing for an estimated population of 3,382 people at project build-out. A maximum of 950 units will occupy the 60 acre site, resulting in the demolition of 40 existing residential structures that include 253 dwelling units. Only the Fred Young Farm Labor Center facility, located west of Van Buren Street, will be preserved and remodeled to serve as a day care facility.

The project will result in temporary impacts from the physical division of an established community. This will occur as a number of existing residents are temporarily relocated before being provided housing accommodations at the proposed residential units. To address the related concerns associated with this temporary relocation, the project's demolition and construction schedule will occur in three phases and in accordance with a project specific relocation plan. The relocation plan will conform to the statutes and regulations under the California Relocation Assistance Law, California Government Section 7260 *et seq.* and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Section 6000 *et seq.*

As previously discussed, the Fred Young project will provide sufficient housing for the existing population in the community. Implementation of a relocation plan as a mitigation measure will ensure that impacts to the established community are less than significant.

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Cumulative Impacts: None

Mitigation Measures:

MM X-A: The project proponent shall ensure that an approved Relocation Plan is prepared and implemented prior to demolition of any residential structures. The Relocation Plan shall conform to the applicable statutes and regulations, California Relocation Assistance Law, California Government Section 7260 *et seq.* and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Section 6000 *et seq.*

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion:

The existing City General Plan land use designation for the major portion of the site is Residential High. A 1.79 acre site on the west boundary has a designation of Business Park. A General Plan Amendment has been filed concurrently with the Specific Plan to amend the designation to Specific Plan. With approval of the General Plan Amendment, the project will reach consistency with the established Indio General Plan.

The project property is presently designated as Residential High District under the City's Zoning Ordinance. This zoning designation allows for the development of multi-family apartments, condominiums and other multi-family units. Moreover, the residential density under this designation ranges from 12 to 15 dwelling units per acre (du/ac). The project proposes a maximum of 950 residential units on approximately 60 acres, resulting in an overall density of 15.7 du/ac at buildout conditions. Because this density is slightly greater than the maximum allowable density under to the City's Zoning Ordinance, the project applicant – Coachella Valley Housing Coalition – will seek a density bonus under the provisions of the State Density Bonus Law, California Government Code Section 65915, and Chapter 154 in the Indio Code of Ordinances. Chapter 154 (Density Bonuses and Other Incentives for Low Income and Senior Housing), is established to comply with California Law by providing incentives to developers of housing for lower and very low income individuals and senior citizens. The California Legislature has determined that the provision of housing for lower and very low income individuals, as well as senior citizens, is of primary importance in the state and must be encouraged at the local level. The proposed project qualifies for a residential density bonus for the reason that 100 percent of the housing units will be affordable. The proposed project is effectively eligible for a density bonus of up to 35 percent, resulting in a residential density of up to 20.25 dwelling across different areas of the development. The General Plan Amendment and Density Bonus associated with the proposed project expected to result in less than significant impacts to the existing community.

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Cumulative Impacts: None

Mitigation Measures: None

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion:

The project lies within the area of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. The proposed development is not anticipated to conflict with this Habitat Plan. The site is not designated for conservation purposes in the CVMSHCP and there are no significant biological resources on the property as recognized by the said plan or by the City General Plan EIR. The existing residential uses of the property do not contain protected habitat resources. On October 2, 2008, the collection of a habitat mitigation fee from new development projects to support the acquisition of conservation lands became effective. Based on the project category (residential) and a density greater than 14.1 dwelling units per acre, the applicable Local Development Mitigation Fee (LDMF) would be \$ 5,730 per acre with a residential fee of \$235 per unit. With a project size of 60.59 acres and up to 950 proposed dwelling units, the project proponent would be required to pay up to \$570,430.

(60.59 ac.) x (\$5,730/ac.) =	\$347,180
(950 d.u.) x (\$235/d.u.) =	\$223,250
Estimated Total LDMF =	\$570,430

The final calculation of these mitigation fees will also be determined based on the provisions in Section 33.090 (Chapter 33) of the Indio Code of Ordinances (*Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Mitigation Fee*). Based on the provisions in Section 33.090, the applicable LDMF fees paid to the City will then be remitted to the Coachella Valley Conservation Commission. Payment of the LDMF shall be made on issuance of certificate of occupancy or upon final inspection of the premises, whichever occurs first. No impact is anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion:

According to the Indio General Plan EIR, the project property is located within an area recognized as MRZ-1. The designation of MRZ-1 applies to areas within the post-consumption region where adequate

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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information indicates no significant aggregate deposits are present. The property's existing uses include residential development while surrounding land presently serves for multiple uses, including industrial, commercial and residential. The property is not located near areas with recognized mineral resource potential, such as MRZ-2 and MRZ-3. No impacts are expected related to the proposed project.

Cumulative Impacts: None
Mitigation Measures: None

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

The property is not located within a mineral resource recovery site. No impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion:

The project site is currently occupied by a community of approximately 800 residents in 253 dwelling units. This community is partially surrounded by vacant land to the north, east and west. Industrial uses are located to the north and partially to the west. Residential uses lie to the west and south. Additionally, the Van Buren Elementary School adjoins the project to the east. Furthermore, the project is partially bounded by Dr. Carreon Boulevard to the north, Van Buren Street to the east, and Avenue 48 to the south. The Union Pacific Company railroad is located approximately 400 feet from the northeast property corner.

Existing Noise Standards Established in the Indio General Plan:

The City of Indio addresses two separate types of noise sources through the CEQA process: mobile and stationary. The mobile or transportation related noise impacts are controlled using the 24-hour Community Noise Equivalent Level (CNEL) to assess land use compatibility for community noise exposure. The CNEL noise metric allows the total noise exposure of an area resulting from many individual noise events over a long period of time to be summed and expressed as a single value and mapped as a series of contour lines around the noise source. In the case of highway noise, CNEL values typically reflect the noise exposure over the peak activity period or over a year, as is often the case with

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airport contours. The City of Indio noise standards designates a maximum of 65 CNEL as acceptable in outside activity areas and 45 CNEL as acceptable in interior living areas for residential areas.

In March of 2010, the firm of Urban Crossroads performed the Fred Young Project Noise Analysis to determine the noise impacts of the proposed project. According to the noise measurement results, the existing 24-hour Community Noise Equivalent Level (CNEL) near the northeastern corner of the site is 64.4 dBA. Near the southern property boundary on Avenue 48, the existing noise level is 61.3 dBA CNEL. Furthermore, at a point near the eastern property boundary and existing community entrance, the noise level is 65.9 dBA CNEL.

Off-Site Traffic Noise:

To assess the off-site noise level impacts associated with development of the proposed project, noise level contour boundaries for the 55, 60, 65 and 70 dBA CNEL noise levels were identified for each of the traffic scenarios included in the Fred Young Specific Plan Traffic Impact Analysis. For noise impacts to be considered significant the project traffic volumes must create a noise level increase of greater than 3 dBA on the off-site study area roadway segments and the resulting noise level must exceed the City of Indio 65 dBA CNEL exterior noise level standard.

For the Year 2015 and Year 2020 scenarios, the potential off-site traffic noise level impacts will range up to 1.7 dBA CNEL. The project's incremental off-site traffic noise level contributions will be considered "barely perceptible" since it is less than 3.0 dBA CNEL.

On-Site Traffic Noise:

Using the FHWA traffic noise prediction model, calculations of the expected future noise impacts were completed at a distance of 100 feet from each roadway centerline as well as the distances to the 70, 65, 60, and 55 dBA CNEL noise contours. Based on the FHWA traffic noise prediction model, the future unmitigated exterior noise levels at a distance of 100 feet from roadway centerline will range from 59.4 to 65.2 dBA CNEL.

On-Site Train-Related Noise:

The project site will also experience noise level impacts from the operations on the Union Pacific Railroad located approximately 400 feet from the northeast corner of the proposed project site. This analysis presents the expected distances to the 75, 70, 65, and 60 dBA CNEL contours associated with operations on the railroad lines which were taken from Table 5.1-2 of the City of Indio Noise Element. The unmitigated exterior noise levels at a distance of 100 feet from the railroad centerline are calculated at 75.3 dBA CNEL.

On-Site Exterior Noise:

After combining the on-site traffic and train-related noise levels, it is expected that levels will approach 62.7 dBA CNEL at a distance of 100 feet from the Van Buren Street centerline. With the combination of train related and traffic related transportation noise level impacts, exterior noise levels on-site will range from 63.3 to 71.4 dBA CNEL at the building facades nearest to the neighboring roadways.

The project includes balconies that are 6 feet deep. According to the State of California Exterior and Interior Noise Standards, balconies 6 feet deep or less are exempt from the designation of an outdoor living environment. As a result, the project is determined to not have private outdoor noise-sensitive living areas.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To meet the interior noise level of 45 dBA CNEL, a noise level reduction of 25.3 dBA CNEL is required. With standard dual-glazed windows, the interior noise levels will be reduced by approximately 26 dBA CNEL, resulting in no impact to existing interior noise standards.

On-Site Stationary Noise:

At project build-out, the commercial development that forms part of the proposed project may create additional stationary source noise impacts to the proposed adjacent residential areas. Typical noise associated with the operation of commercial centers includes truck maneuvering and unloading, air conditioning units, trash compactors and speakerphones. A future detailed on-site stationary noise analysis should be completed to evaluate the specific noise impacts associated with the operation of commercial areas to noise-sensitive land uses when the location of potential noise source is known.

The project specific Noise Analysis included an estimate of construction noise impacts using typical reference construction noise sources placed within the project site and then used to estimate the potential noise impacts on neighboring noise sensitive land uses. The Noise Analysis report indicates that the only noise sensitive neighboring land uses adjacent to the site are single-family residences located to the west and south. The Van Buren Elementary School is also considered a sensitive receptor. Furthermore, because project implementation will occur according to a phased schedule, a portion of the existing on-site residential development and the day care facility are also considered sensitive noise receptors.

Construction noise is of short-term duration and will not present significant long-term impacts on the project site or the surrounding area. With the provided mitigation measures, presented in Section XII – d, the project's short term construction impacts are anticipated be less than significant. Furthermore, construction activities on-site shall take place only during the permitted hours established in Chapter 95C.08 in the City of Indio Code of Regulations.

Pacific Standard Time:

- Monday through Friday, 7:00 a.m. through 6:00 p.m.
- Saturday, 8:00 a.m. through 6:00 p.m.
- Sunday, 9:00 a.m. through 5:00 p.m.
- Government Holidays, 9:00 a.m. through 5:00 p.m.

Pacific Daylight Time:

- Monday through Friday, 6:00 a.m. through 6:00 p.m.
- Saturday, 7:00 a.m. through 6:00 p.m.
- Sunday, 9:00 a.m. through 5:00 p.m.
- Government Holidays, 9:00 a.m. through 5:00 p.m.

Based on the results and conclusions of the Noise Analysis performed for the proposed project, the Fred Young project is anticipated to result in less than significant impacts related to the exposure of persons or generation of noise levels.

Cumulative Impacts: None

Mitigation Measures:

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MM XII-A: The project proponent shall coordinate with representatives from the Desert Sands Unified School District, the Van Buren Elementary School, and the existing Fred Young Day Care Facility to ensure that the construction activities do not disrupt school and day care operations through the generation of noise. Coordination can consider construction scheduling and location of construction staging areas to minimize noise impacts.

MM XII-B: The project proponent shall ensure that prior to the future development of the commercial portion of the project, a future supplementary on-site stationary noise analysis is completed to evaluate the specific noise impacts associated with the operation of commercial areas to noise sensitive land uses.

MM XII -C: The project proponent shall ensure that residential buildings closest to Dr. Carreon, Van Buren Street and 48th Avenue are equipped with standard dual-glazed windows having a minimum standard transmission coefficient (STC) of 26. The specific buildings with this mitigation are identified in Exhibit 1-A of the Noise Analysis report.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

Groundborne vibration is an unusual environmental problem that can have the same detrimental psychological impacts as airborne disturbances. Groundborne vibration, also referred to as earth-borne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although groundborne vibration is sometimes perceptible in an outdoor environment, it is not a problem as it is when this form of disturbance is experienced it inside a building. Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks and construction activities that include pile driving, blasting, earth moving and heavy vehicle operation commonly cause these vibrations. Additional factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil and surface types.

The proposed multi-family residential and commercial settings will not involve the long-term or routine operation of machinery, equipment or other activities that would generate perceptible rumbling, movement, shaking or rattling of structures. According to the findings of Noise Analysis, the project will result in short-term duration construction noise and vibrations. These are anticipated to be minimized by ground absorption, ground-surface attenuation, and by implementation of construction-related mitigation measures, resulting in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: See Mitigation Measures in Section XII-d.

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- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

According to the project specific Noise Analysis Study, the proposed development has the potential to increase ambient noise levels on a permanent basis. However, this increase caused by the project is not anticipated to be substantially higher than the existing noise levels. The site currently contains noise characteristics of a residential area, with long-term noise levels ranging from 61.3 dBA to 65.9 dBA CNEL. The existing noise characteristics residential development include intermittent noise increases during landscape maintenance, building maintenance, trash pick-up, heating ventilation and air conditioning unit operation, deliveries, parking lot activities (engine noise and car door slamming) and pool area activity noise.

The proposed development will involve residential development with a 2-acre commercial center. Build-out will occur over three primary project phases. These uses are not anticipated to create a substantial permanent increase in ambient noise levels in the project vicinity above those existing without the project. Less than significant impacts are expected.

Cumulative Impacts: None

Mitigation Measures: None

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

As discussed previously, future development will produce a temporary increase in ambient noise levels during construction activities. According to the Noise Study, the only noise sensitive neighboring land uses adjacent to the site residences located to the west and south as well as the existing elementary school and day care facility. With implementation of the following mitigation measures, the project is anticipated to result in short-term construction impacts that are less than significant.

Cumulative Impacts: None

Mitigation Measures:

MM XII-D: During all project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating maintained mufflers, consistent manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the sensitive receptors nearest to the project site.

MM XII -E: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

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MM XII -F: The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by City staff.

MM XII -G: The construction contractor shall limit all construction-related activities that would result in high noise levels according to the hours described in Section 4 of the Noise Impact Report. These hours are consistent with Chapter 95C - Noise Control in the Indio Code of Ordinances.

Operation of forklifts, loading and unloading of vehicles within 1,000 feet of a residence (exempted if distance from residential area is greater than 1,000 feet), are limited to the following hours:

- Monday through Friday: 7:00 a.m. through 6:00 p.m.
- Saturday: 8:00 a.m. through 6:00 p.m.
- Sunday and Government Holidays: 9:00 a.m. through 5:00 p.m.

During Pacific Daylight time, these activities are limited to the following hours:

- Monday through Friday: 6:00 a.m. through 6:00 p.m.
- Saturday: 7:00 a.m. through 6:00 p.m.
- Sunday and Government Holidays: 9:00 a.m. through 5:00 p.m.

MM XII -H: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings. See hours provided above in **MM XII-G**.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

The project is not located within two miles of a public airport. The nearest airport facilities include the Jacqueline Cochran Regional Airport and the Bermuda Dunes Airport, both located approximately 5 miles from the project site. No impacts are anticipated related to this issue.

Cumulative Impacts: None

Mitigation Measures: None

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

The project is not located within the vicinity of a private airstrip. No impacts are anticipated related to this issue.

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Cumulative Impacts: None

Mitigation Measures: None

XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion:

The United States Census Bureau reports that in 2000, the City's total population was 49,800. In that year, the City's housing stock totaled 13,871 units with an average of 3.48 persons per unit. By 2004, the population count was estimated at 59,100, while the number of housing units had increased to 20,068. According to the Riverside County Center for Demographic Research (RCCDR) 2009 Progress Report, the City of Indio has an existing population estimated at 82,230. Concurrently, the number of housing units is estimated at 27,899 with an average of 3.56 persons per housing unit. Findings from the RCCDR 2009 Progress Report represent comprehensive statistical and demographic data for the unincorporated areas of the County as well as the 26 incorporated cities.

The project is found in a developed area with existing residences and infrastructure. The proposed project would replace these facilities and maintain the community with a maximum of 950 affordable housing units. Based on the average household size of 3.56, the proposed project has the potential to accommodate a population of approximately 3,382 residents at project build-out conditions. When this population is adjusted based on the existing population of 800 residents, the net population increase results in 2,582 persons. Future development may potentially increase the City of Indio's 2009 population by 3.14 percent. Furthermore, at project build-out, the proposed project has the potential to increase the City's housing stock from 27,899 to 28,849 housing units, representing an increase of 4.3 percent.

The proposed Fred Young Specific Plan density, including the density bonus allocation pursuant to Government Code Section 65915 and Chapter 154 under the Indio Code of Ordinances, will be consistent with the existing General Plan policies, which have been analyzed within the Indio General Plan EIR. The project is anticipated to result in less than significant impacts.

Cumulative Impacts: Impacts related to population growth and development within this area have been analyzed within the General Plan EIR and adherence to General Plan policies (and any project specific Conditions of Approval) will keep impacts at less than significant levels).

Mitigation Measures:

MM XIII-A: The project proponent shall ensure that an approved Relocation Plan is prepared and implemented prior to demolition of any residential structures. The Relocation Plan shall conform to the

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applicable statutes and regulations, California Relocation Assistance Law, California Government Section 7260 *et seq.* and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Section 6000 *et seq.*

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion:

The proposed project will involve demolition activities to replace all existing residential structures with an improved housing development for existing and additional qualified families. Based on the City of Indio's average household size of 3.56, the proposed development will provide housing for a projected population of 3,382 people at project build-out. A maximum of 950 units will occupy the 60 acre site, resulting in the demolition of the 40 existing residential structures. Only the Fred Young Farm Labor Center facility, located west of Van Buren Street, will be preserved and remodeled to serve as a day care facility.

Development associated with Phases 1 (sub-phases 1A through 1D) will occupy the northernmost 25 acres and result in the development of up to 506 residential units with 25,000 square feet of commercial space (to be built Phase 1D) and provide housing for an estimated 1,801 persons based on the City of Indio's average household size (3.56). Though the area corresponding to Phase 1 is mostly vacant, it is anticipated that a total of 15 existing residential structures will be physically affected. Based on the average number of housing units per residential structure (6.3), Phase 1 will affect 95 households or approximately 38 percent of the entire housing stock on-site. Phase 1A will not result in the demolition of any residential building, thus requiring no relocation of residents. Phase 1B will result in the potential demolition of 5 buildings and Phase 1C will affect 10 buildings. Phase 1D is the future commercial site at the northeast corner of the project site and will not result in the demolition of any existing structures. Furthermore, it is anticipated that Phases 2 and 3 will result in the demolition of 16 and 13 residential buildings respectively.

The project will result in a temporary displacement of existing residents based on the project phasing schedule. To address the related concerns associated with this temporary relocation, the project's demolition and construction schedule will occur in three phases and in accordance with a project specific relocation plan. The relocation plan will conform to the statutes and regulations under the California Relocation Assistance Law, California Government Section 7260 *et seq.* and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Section 6000 *et seq.*

The Fred Young project will provide sufficient housing to accommodate all existing residents upon buildout of Phase 1. The demolition of existing residential structures will be coordinated with development of phases 1B, 1C and 1D to properly accommodate the temporarily relocated residents as each sub-phase is constructed. With the proper implementation of a temporary relocation plan pursuant to the California Relocation Assistance Law, the project will result in less than significant impacts.

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Cumulative Impacts: None

Mitigation Measures: See mitigation measure in Section XIII -a.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion:

The project will result in the demolition of residential structures according to a phased construction schedule. A temporary relocation plan will ensure that residents are properly accommodated and relocated to the proposed residences pursuant to the California Relocation Assistance Law.

Cumulative Impacts: None

Mitigation Measures: See Mitigation Measure in Section XIII-a.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Discussion:

The proposed development will increase the demand for fire protection services in the area. Fire services for the City are provided by the Indio Fire Department. According to the Department's web site, Indio Fire Department has four stations and a total of 50 full-time personnel. The nearest station to the project site is Station No. 1, located on 46-990 Jackson Street. At 0.75 miles from Fire Station No. 1, the project is located within the Station's service area, which according to the City General Plan, is determined by a 1.5 mile radius from each Station. This station serves as the Headquarters Station where Fire Administration and Prevention Offices are located. Moreover, twenty-two firefighters, one fire engine, one ladder truck, and one paramedic ambulance are assigned to this site. Additional equipment assigned includes one reserve fire engine, one reserve ambulance, and one water tender. The proposed development may be required to enter into a Community Facilities District. The City of Indio Law CFD No. 2004-1 was formed to fund a portion of the increased costs of providing law enforcement, paramedic and fire services to new development within the City of Indio.

Additionally, the proposed site plans shall be reviewed and approved by the Fire Department prior to approval of project. Future development shall implement the following conditions:

- The project will be required to provide on-site fire hydrants as well as adequate emergency

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access to the project and to the individual residences.

- Project site plans shall be reviewed and approved by the Fire Department prior to approval of project.
- The project will comply with Uniform Fire Code, Uniform Building Code and other applicable state and national code provisions regarding building construction, including fire sprinklers.
- The developer shall pay any additional required fees for fire protection services for the development.

A less than significant impact is anticipated to result from project implementation.

Cumulative Impacts: General Plan Buildout will impact fire protection services. Incorporation of measures and conditions discussed above into all future development will mitigate impacts to less than significant levels.

Mitigation Measures: None

Police protection?

Discussion:

Police services are provided by the Indio Police Department. The City of Indio Police Department is located at 46-800 South Jackson Street in Indio, approximately 0.75 miles from the subject property. According to the Police Department's web site, the Indio Police Department employs approximately 85 sworn officers and 62 civilian employees, totaling 147 authorized positions. Additionally, the Department is supported by more than 80 volunteers.

According to the most recent population estimates produced by the Riverside County Center for Demographic Research, the City of Indio has a population of approximately 82,230 residents. This would result in a total of 1.03 officers per 1,000 persons. The desirable ratio of officers to 1,000 population is 1.5 (1.5:1,000).

Additionally any future development will be required to enter into a Community Facilities District to mitigate impacts to police protection. The proposed project is anticipated to increase the population on-site by 2,582 people by project build-out and full occupancy, resulting in an increased demand for police protection.

Cumulative Impacts: General Plan Buildout will impact police protection services. Incorporation of conditions and measures discussed above into all future development will mitigate impacts to less than significant levels

Mitigation Measures: None

Schools?

Discussion:

The proposed project lies within the Desert Sands Unified School District. The nearest elementary school to the project is Van Buren (Martin) Elementary School, situated adjacent to the site on 47-733

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Van Buren Street. Jefferson (Thomas) Middle School, located on 83-089 Highway 111, is the nearest secondary education facility. Furthermore, Indio High School is located on 81-750 Avenue 46, approximately 2 miles northwest of the project site.

The proposed development will result in a maximum of 950 units. Prior to issuance of a grading permit, the developer shall pay appropriate mitigation fees to the Desert Sands Unified School District. Payment of fees will mitigate school impacts. Future development will have less than significant impacts related to schools.

Cumulative Impacts: None

Mitigation Measures:

MM XIV-A: The project proponent shall ensure that the appropriate mitigation fees to the Desert Sands Unified District are made prior to issuance of a building permit.

Parks?

Discussion:

The proposed development will provide outdoor recreation amenities for project residents. These will include play areas, sports fields, a swimming pool and pedestrian corridors. As a condition of approval, the project proponent is required to comply with the Quimby Act and required to pay the standard Park Fees to the City. These fees are applied toward purchase of land for public parks.

The proposed project is anticipated to have less than significant impacts related to increased demand for park services.

Cumulative Impacts: None

Mitigation Measures: None

Other public facilities?

Discussion:

Future development is not expected to contribute to an increased need for government services beyond those discussed in this section (XII). The proposed project is anticipated to result in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

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XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion:

The existing community includes on-site recreational facilities in the form of grass fields and a playground area west of the Fred Young Labor Center. The proposed development will improve upon these conditions by providing additional sports fields, pedestrian corridors, one swimming pool and other park-like amenities. The project will also include a community center with a computer laboratory and multi-purpose indoor space for community events.

The project proponent will be required to comply with the Quimby Act and to pay the standard Park Fees to the City. These fees are applied toward the purchase of land for public parks. Property taxes from any future development can be used to offset maintenance of parks and recreation facilities in the City of Indio. The on-site recreation amenities may also offset impacts on existing recreational facilities. These revenues will reduce impacts to less than significant levels. The proposed project is anticipated to result in a less than significant impact.

Cumulative Impacts: None
Mitigation Measures: None

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion:

Future development will include construction of recreational facilities to serve the project population. Proposed recreational amenities include multiple tot-lots, soccer fields, basketball courts, and recreational walking paths, all of which will greatly enhance the quality of life for existing and future families living on the site. These features will be incorporated into the initial phases of development and their operations are not expected to have adverse effects on the environment. Turf areas and pool maintenance will be conducted by hired professionals to ensure that all equipment any use of chemicals is conducted according to industry safety standards. Less than significant impacts are anticipated.

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Mitigation Measures: None

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XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or Policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Discussion:

The project site is currently developed as the Fred Young Labor Center community, which includes 253 multiple-family attached housing units as well as the Fred Young Labor Center and auxiliary portable structures that are currently functioning as a child care center operated by and for the benefit of residents of the community. The existing residential complex consists of multi-family units constructed in 40 residential buildings of various sizes. The residential development is rented exclusively to qualifying farm workers and occupied by approximately 800 people, all of whom are either qualifying farm workers or their families.

The existing complex has an internal vehicular circulation system and multiple parking areas only accessible to residents and permitted visitors. The surrounding streets include Dr. Carreon immediately to the north, Van Buren Street to the east, and Avenue 48 to the south.

Dr. Carreon Boulevard is currently a two-lane undivided east/west roadway in the segment north of the project site. Traffic controls include an all-way stop control at the intersection of Calhoun Street and a two-way stop control at the intersection of Van Buren Street. Dr. Carreon Boulevard is classified as a Collector in the Circulation Element of the Indio General Plan. The posted speed limit on Dr. Carreon Boulevard is 40 mph in the project area.

Van Buren Street is a two-lane divided roadway in the segment east of the project. The roadway is striped with a continuous two-lane left-turn lane. Direct access to the development is provided via two gated site access points. Van Buren Street is classified as a Collector in the Circulation Element of the Indio General Plan. Traffic controls along Van Buren Street include a traffic signal at Indio Boulevard and all-way stop control at Avenue 48. The posted speed limit on Van Buren Street is 35 mph in the study area.

Avenue 48 is an east/west three-lane divided roadway in the segment south of the project (west of Van Buren Street). Traffic controls along Avenue 48 in the project area include a traffic signal at Calhoun Street and an all-way stop control at the intersection of Van Buren Street. Avenue 48 is classified as an Arterial in the Circulation Element of the Indio General Plan. The posted speed limit on Avenue 48 is 50 mph west of Van Buren Street, and 40 mph east of Van Buren Street.

The proposed project will occur in three project phases. The initial phase of development includes sub-phases 1A through 1D. These improvements will result in up to 506 residential units and up to 25,000

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square feet of commercial/retail development in the site's northernmost 25 acres. Completion of the initial project phase is anticipated to occur by the year 2015. The residential development of phases 2 and 3 of development are projected to occur by 2025, resulting in up to 950 dwelling units and 2 acres of commercial/retail uses. The development would be accessed via two driveways on Dr. Carreon Boulevard, two gated access points and a secondary/emergency vehicle access on Van Buren Street, as well as one gate access on Avenue 48.

In April of 2010, the firm of Endo Engineering performed the Fred Young Specific Plan Traffic Impact Study consistent with the traffic study requirements of the City of Indio. The maximum project density with a 35% density bonus for affordable housing was analyzed. According to this traffic study, the existing development within the project site currently generates approximately 1,630 daily trip-ends of which an estimated 119 occur during the morning peak hour and 161 occur during the evening peak hour. At project buildout of 950 units, the proposed development is projected to generate up to 5,880 average daily trips. The City of Indio minimum daily performance standard for roadway segments is LOS D with a V/C ratio of less than 0.90. The City General Plan also outlines a series of policies in the Circulation Element to ensure safe and adequate mobility.

No roadway segments appear to currently require widening to provide sufficient capacity to accommodate existing travel demands. The current daily traffic volumes (in the peak season of the year 2010) comprise less than 65 percent of the maximum daily capacity of the thirty roadway segments evaluated in the study area. Twenty-eight of the roadway segments evaluated within the study area are currently operating at LOS A on a daily basis, with daily volume-to-capacity ratios ranging from 0.01 to 0.59. Indio Boulevard (south of Avenue 48) and Golf Center Parkway (north of Highway 111) are operating at LOS B on a daily basis. The current daily traffic volumes on these roadway segments comprise 62 and 64 percent of their capacities, respectively.

The initial phase of project development, anticipated for completion by 2015, is not expected to result in significant impacts on any of the roadway segments evaluated in the study area. The traffic associated with this initial phase of development will utilize up to 10 percent of the current daily traffic capacities of the roadway segments evaluated. When this phase of the project is completed in the year 2015, the daily level of service is not expected to change on 84 percent of the 37 roadway segments evaluated. All of the roadway segments except one are projected to operate at LOS C or better in the year 2015, following the addition of site traffic. Additionally, all of the signalized key intersections are expected to operate at acceptable levels of service with or without site traffic in the year 2020 without mitigation.

The City of Indio will make a determination on the project's fair share contribution regarding which traffic signals and intersection improvements are the responsibility of the developer based upon considerations such as the intersection location, the benefits that may accrue to site access, and the improvements expected to be made by cumulative developments. Implementation of the initial phases of development may require the installation of traffic control signals to maintain the acceptable Level of Service at two key intersections. Improvements are recommended at the intersections of Calhoun Street and Highway 111; and Van Buren Street and Avenue 48 respectively.

The Sun Line Transit Agency has indicated the need for an additional bus stop on Dr. Carreon Boulevard. The project proponent will work with the Sun Line Transit Agency to ensure that the bus

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stop is installed to accommodate the increased demand for public transit associated with the proposed project.

Project buildout, which includes completion of Phases 2 and 3 by the year 2020, is anticipated to result in less than significant impacts to circulation. As provided in the Traffic Impact Analysis, the recommended improvements by project buildout include widening of Golf Center Parkway to four lanes from Highway 111 to Avenue 45; the widening of Avenue 48 to four lanes from Austin Drive to Dillon Road; and the widening of Van Buren Street to four lanes south of Avenue 48. Additional site access improvements are recommended in the Traffic Impact Analysis. These include improvements of Dr. Carreon Boulevard, Van Buren Street to their ultimate half-sections.

The proposed development is consistent with the General Plan land use designation for the site. The Site Plan incorporates sufficient right-of-way to accommodate Avenue 48 as a Secondary thoroughfare and both Dr. Carreon Boulevard and Van Buren Street as Collector streets. The proposed project will incorporate master planned Class II bikeways on Avenue 48, Dr. Carreon Boulevard, and Van Buren Street in conjunction with the half-street improvements required by the City of Indio as conditions of approval. Upon project completion and with the incorporation all of the mitigation measures provided in the Traffic Impact Analysis, which includes road and signalization improvements, the project will have less than significant impacts to local traffic. Furthermore, the project proponent is expected to contribute traffic impact mitigation fees by participating in the TUMF (Transportation Uniform Mitigation Fee) program.

Cumulative Impacts:

Mitigation Measures:

MM XVI-A: The project proponent shall ensure that all recommended mitigation measures, as provided in the Fred Young Specific Plan Traffic Impact Study, are adhered to throughout each corresponding phase of development as follows:

1. The project proponent shall dedicate appropriate right-of-way to accommodate the ultimate improvement of master planned roadways adjacent to the project site.
2. All three master planned roadways abutting the site shall be improved to City of Indio design standards adjacent to the site and include six-foot wide sidewalks, as required by the City of Indio.
3. All pavement markings shall conform to the requirements and recommendations of the *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD).
4. The developer shall comply with City requirements regarding the master planned Class II bikeways adjacent to the site on Dr. Carreon Boulevard, Van Buren Street and Avenue 48.
5. Sufficient off-street parking shall be provided on-site to meet the requirements of the Indio Code of Ordinances and the Uniform Federal Accessibility Standards.
6. Clear unobstructed sight distances between pedestrians, drivers, and bicyclists shall be provided within the street space at site access points, internal intersections, and crosswalks.
7. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

b) Conflict with an applicable congestion management program, including, but not limited

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to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion:

The Riverside County Transportation Commission (RCTC) is the appointed county congestion management agency for the County of Riverside. The 2007 Congestion Management Program (CMP) is set forth to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. According to the 2007 Riverside County Congestion Management Program (CMP), the minimum LOS standard for intersections and segments along the CMP System of Highways and Roadways shall be "E" unless the intersection or segment had a lower LOS (LOS "F") in 1991. Information provided to RCTC by CVAG indicates that no LOS deficiencies occurred in the Coachella Valley for 2007. Per County CMP, most local agencies in Riverside County and Caltrans have adopted LOS standards of "C" or "D" in an effort to maintain a desired LOS for the local circulation system. The City of Indio has established Level of Service "D" as the minimum acceptable Level of Service at all intersections. Project implementation is not anticipated to conflict with the CMP. The project's "fair share" contribution towards local road improvements and site access will work to ensure that the levels of service standards are sustained at the acceptable levels. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

- e) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion:

The proposed project will not result in a change in air traffic levels, patterns or a change in traffic location. The project is not located near any airport facility or within an airport influence area. No impact is anticipated.

Cumulative Impacts: None

Mitigation Measures: None

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

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Discussion:

The proposed internal circulation plan is designed to ensure safe pedestrian and vehicular mobility. The development would be accessed via two driveways on Dr. Carreon Boulevard, two gated access points and a secondary/emergency vehicle access on Van Buren Street, as well as one gate access on Avenue 48. The project proposes an emergency access on Van Buren Street located north of the existing Fred Young Labor Center. Although the project will result in an increase of vehicle trips, the proposed road improvements and signalization will help maintain safe and efficient traffic operations. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

- e) Result in inadequate emergency access?

Discussion:

As proposed in the Specific Plan site design, the internal roadway network proposed is interconnected to provide multiple vehicular access routes to all parcels within the site. The internal circulation system provides good connectivity and allows residents direct access to and from each phase in more than one direction without unnecessary restrictions for visitors or emergency vehicles. The street pattern appears to minimize circuitous vehicular travel. As a result, it does not require extensive regulatory traffic controls to function efficiently and safely. Emergency vehicles should be able to access all areas of the development. The internal residential streets will be designed to accommodate single-unit trucks to facilitate access by small delivery trucks, refuse collection trucks. Moving vans and fire trucks would be able to turn with encroachment across the centers of the internal streets. In the commercial area, the design vehicle should be a tractor-trailer combination if vehicles of this size are expected to make deliveries and turn around within the 2.1-acre parcel. The Site Plan will be reviewed by the City's Fire Department and will incorporate recommendations. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

- f) Result in inadequate parking capacity?

Discussion:

The *Indio Code of Ordinances* specifies a parking requirement of 1.7 off-street parking spaces for one-bedroom units to 2.2 off-street spaces for units with two or more bedrooms. Based on the percentage of one-bedroom units proposed for the initial portion of Phase 1, the required parking would be equivalent to an overall total of 2.12 spaces per dwelling unit. This requirement is similar to the existing parking provided at the existing Fred Young Farm Labor Center, which is 2.10 parking spaces per dwelling unit.

The initial phase of development will provide 1.8 parking spaces per residential dwelling unit. This proposed ratio compares to the City of Indio Zoning Regulations requirement for multi-family housing parking that states "One assigned space per unit in a garage, plus one half space per one bedroom unit and one space per two or more bedroom unit." The Ordinance also requires that "Fifty percent of all

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spaces not in a garage shall be in a covered carport. In addition to the standard requirements, one additional off-street parking space per five units shall be provided and reserved as guest parking." To ensure that there is an adequate amount of overall parking in the complex, the first phase shall be parked at 1.8 spaces per unit. With each phase of development, the application for Design Review will be accompanied by a study of the parking of the previously constructed portions of the Fred Young project to determine the appropriate parking level needed to provide adequate parking for the complex.

As recommended in the Traffic Impact Analysis, the parameters of the future parking studies should be coordinated with the City of Indio before the first parking study is initiated. The parking study should address both weekdays and Saturdays. The peak parking accumulation is likely to occur between 10 p.m. and 5 a.m. rather than during the daytime. The parking study should identify the number of one bedroom, two-bedroom and three or more bedroom units on the portion of the site being studied. The occupancy rate of the residential dwellings at the site during the parking survey should also be identified.

The *Indio Code of Ordinances* requires one parking space for each 250 square feet of floor area in commercial centers, provided the restaurant floor area does not exceed 15 percent of the retail center floor area. The proposed 25,000 square feet of retail space would require 100 off-street parking spaces, based upon the City of Indio parking requirement for neighborhood commercial uses. The Site Plan appears to provide 100 off-street parking spaces for the 2 acre commercial parcel in Phase 1 and is therefore consistent with the City of Indio Code of Ordinances retail parking requirement.

In consideration of the empirical evidence obtained from housing projects similar to the proposed development, combined with knowledge about the future project population and the proposed parking monitoring program, less than significant impacts are anticipated. These impacts shall be demonstrated for all phases following construction of Phase 1A.

Cumulative Impacts: None

Mitigation Measures:

MM XVI-B: The project proponent shall ensure that a parking study and monitoring program is implemented with each phase of development. The parking monitoring program will be supported by empirical data of the previously constructed portions of the Fred Young project to determine the appropriate parking level needed to support the subsequent proposed phase.

g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion:

The proposed project will not conflict with the adopted plans and policies on public transit, bicycle or pedestrian facilities. As previously described, implementation of Phase 1 will result in the construction of one bus stop to properly accommodate the project increase in demand for public transit. The project

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developer will coordinate with Sun Line Transit Agency on the specific location of the bus stop along Dr. Carreon Boulevard. Additionally, the development will incorporate master planned Class II bikeways and provide bicycle parking. Further, pedestrian circulation inside the residential project will be properly designed to be safe and have connectivity with its surroundings uses and services. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion:

It is not anticipated that any component of future development would generate any wastewater that would exceed wastewater treatment requirements of the Regional Water Quality Control Board (Colorado River Basin Region). Valley Sanitary District provides sanitary sewer services to existing area development and infrastructure will be analyzed at time of design of future development to ensure compliance with applicable wastewater treatment requirements. No impacts are expected related to this issue and the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

Indio Water Authority (IWA) provides water distribution services. Future development will be served by sanitary sewer services from Valley Sanitary District. Facilities will be analyzed during the design process of any future development. Sewer connection fees and other facility fees will be collected to aid in financing any needed expansions. No significant environmental effects are expected relate to this issue.

Cumulative Impacts: None

Mitigation Measures: None

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- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

Future development will alter the existing drainage pattern on-site. No offsite flows will be altered. Construction of the future projects will result in decreased on-site absorption and increased run off, due to the construction of impervious surfaces. On-site flows of any future development will be conveyed to appropriate drainage facilities. Final determination of storm system design and financing will be determined by the final engineering plans. The proposed project is expected to have no impact related to storm water drainage facilities.

Cumulative Impacts: None
Mitigation Measures: None

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Discussion:

The property will be served by the Indio Water Authority (IWA). A Water Supply Assessment and Water Supply Verification were prepared for the project. According to this assessment, the primary source of water supply in the Coachella Valley is groundwater. The most prominent groundwater basin in the Coachella Valley is the unadjudicated Whitewater River Basin. In addition to groundwater, the IWA has initiated the purchase of Delta Water (referred to as the Zurich water). The IWA is also working cooperatively with Valley Sanitary District in the development of recycled water and will work with the Coachella Valley Water District for delivery and purchase of the Colorado River water when necessary.

Based on the analysis, the proposed development will demand a total of 496.7 acre-feet per year (AFY). This total demand is composed of 338.7 AFY from the proposed residential and non-residential development, 97.6 AFY from the project's desert landscaping, and 43.7 AFY from the project's recreational turf. This estimate does not incorporate into its calculations the existing water demand.

The Water Supply Assessment concludes that based on the documented information, analysis and findings, there is substantial evidence to support a determination that there will be sufficient water supplies to meet the demands of the project. This finding is based on the volume of water available in the aquifer, development of recycled water, IWA's Zurich Water contract, and Colorado River contract supply. IWA has committed sufficient resources to further implement the primary elements of the WRDP, which include the purchase of additional water supplies, water conservation and source

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Mitigation
Incorporated

Less Than
Significant
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No
Impact

substitution. The proposed project is anticipated to result in less than significant impacts to local water supplies.

Cumulative Impacts: None

Mitigation Measures: None

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Discussion:

As discussed previously, the project will be served by sanitary sewer services from Valley Sanitary District. Facilities will be analyzed during the design process of any future development. Sewer connection fees and other facility fees will be collected to aid in financing any needed expansions. No impacts are expected from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion:

Solid waste disposal service for the existing Fred Young Farm Labor Center and housing complex is provided by Burrtec Waste and Recycling Services. Being the City of Indio's franchise trash hauler, waste management and recycling services for the proposed project will also be provided by Burrtec. Residential and commercial waste collected from the future project will be hauled to the Coachella Valley Transfer Station. This facility is located on 87011 Landfill Road in the City of Coachella, approximately 3.5 miles to the northeast.

Policies in the adopted City of Indio General Plan require new developments to comply with the source Reduction and Recycling Elements and AB 939. Compliance with these requirements will reduce impacts from future development to less than significant levels.

Cumulative Impacts: General Plan buildout will impact the region by increasing the population and thereby increasing the amount of solid waste generated. General Plan policies, coupled with the on-going City efforts to reduce waste generation and increase recycling, will work to reduce impacts to less than significant levels.

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Incorporated

Less Than
Significant
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Impact

Mitigation Measures: None

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion:

The City of Indio has a franchise agreement with Burrtec Waste and Recycling Services to serve the solid waste disposal needs of the City. All solid waste activities are carried out in compliance with the State, Federal and local statutes regulating solid waste. The project is not anticipated to hinder or impede future compliance. Related to this issue, no impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

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Significant with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

**XVIII. MANDATORY FINDINGS
OF SIGNIFICANCE --**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion:

Based upon the information provided within this Initial Study, approval and implementation of the Fred Young Specific Plan will not substantially degrade biological, cultural or historical resources. Future development resulting from these actions will be required to address paleontological impacts and mitigation measures shall be incorporated to reduce impacts to less than significant.

Cumulative Impacts: None

Mitigation Measures: See previous sections.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion:

Based upon the information provided within this Initial Study, approval and implementation of the proposed project will not result in cumulatively considerable impacts.

Cumulative Impacts: None

Mitigation Measures: None

Potentially
Significant
Impact

Less Than
Significant with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

Based upon the information and findings provided by the project specific Air Quality, Traffic, Cultural, Noise, Environmental Assessment, Hydrology, and Water Assessment studies referenced in this Initial Study, the proposed project will not result in impacts related to environmental effects which will cause substantial adverse effects on human beings. Mitigation Measures shall be incorporated into future development to reduce impacts to less than significant.

Cumulative Impacts: None

Mitigation Measures: See previous sections.

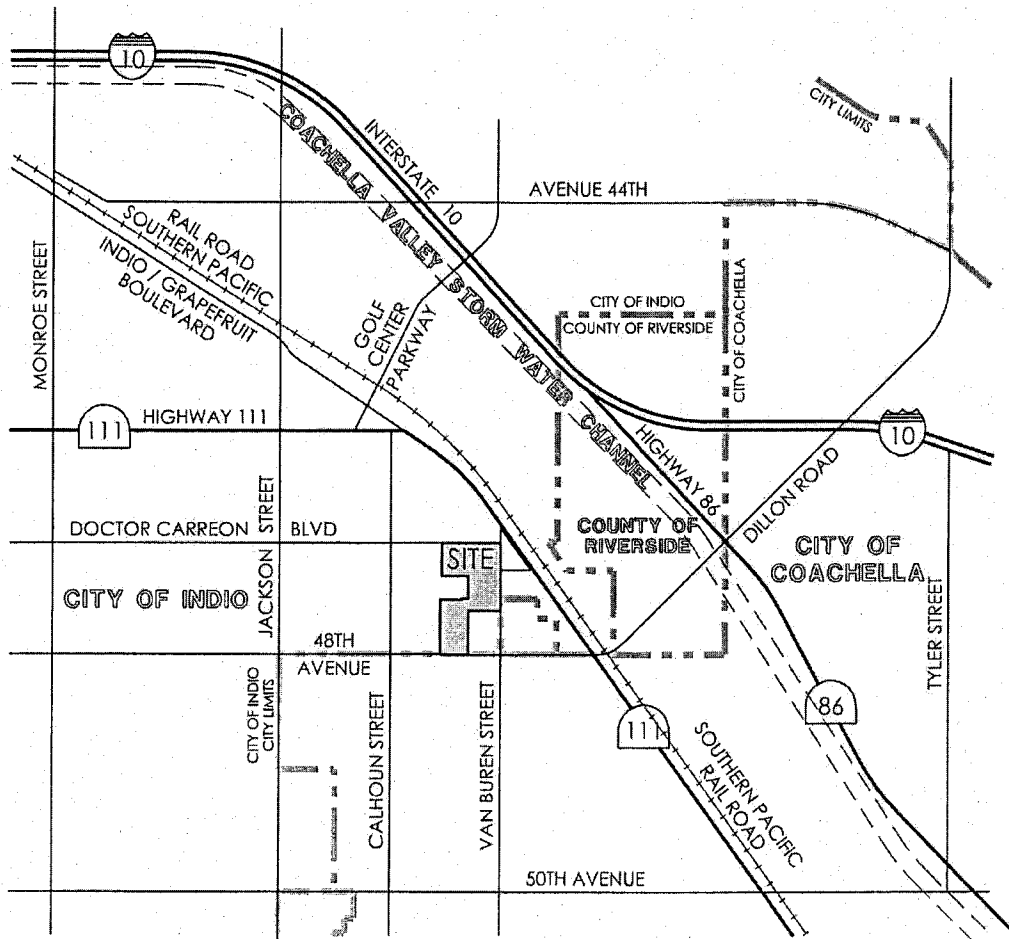


Exhibit Date: 6/09/2010

Project Vicinity Map

Fred Young Specific Plan Initial Study in the City of Indio

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



PUBLIC NOTICE

March 26, 2017

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

(951) 343-5455 Stephanie Adams

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address.

REQUEST FOR RELEASE OF FUNDS

On or about April 11, 2017, 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: (1) Neighborhood Stabilization Program 1 (NSP 1) funds which was enacted under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act), as amended, and (2) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

PROJECT NAME: Villa Hermosa Apartments, Phase II

PURPOSE: The project activity includes the use of up to \$720,000 in NSP 1 funds and \$280,000 in HOME funds by The Coachella Valley Housing Coalition (CVHC), a California non-profit public benefit corporation, for the development and construction of a 68-unit apartment complex, located in the City of Indio. The proposed Project will consist of 4 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. One three-bedroom unit will be set-aside as an on-site manager's unit. The apartment units will be rented to low-income farmworker households whose incomes do not exceed 50% of the area median income for the County of Riverside.

LOCATION: The project site is located on 6.32 acres of vacant land on the corner of Van Buren Street and Dr. Carreon Boulevard, in the City of Indio, Assessor's Parcel Number: 612-170-017. The Project is adjacent to the already existing Phase I, which consists of 85 affordable rental units.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Stephanie Adams at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above **on or before April, 10 2017** will be considered by the County of Riverside prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that John F. Tavaglione 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 Economic Development Agency to allocate HOME Investment Partnerships Program funds and NSP 1 funds on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Field Office at 300 N. Los Angeles Street, Suite 4054, Los Angeles, California 90012. Objections to the release of funds on a basis other than those stated above will not be considered by HUD.

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

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 07/31/2017)

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

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

1. Program Title(s) Neighborhood Stabilization Program 1 (NSP1) and Home Investment Partnership Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.218 and 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Economic Development Agency 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Stephanie Adams, 951-343-5455	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request U.S. Department of Housing and Urban Development, Community Planning and Development, 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012		

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

9. Program Activity(ies)/Project Name(s) Villa Hermosa Apartments, Phase II (1) Neighborhood Stabilization Program 1 funds (2) HOME Investment Partnership Act funds	10. Location (Street address, city, county, State) The project site is located on 6.32 acres of vacant land in the City of Indio. Assessor Parcel No. 612-170-017
---	--

11. Program Activity/Project Description

The Project activity includes the proposed use of \$720,000 in Neighborhood Stabilization Program 1 funds and \$280,000 in HOME Investment Partnership Act Funds to The Coachella Valley Housing Coalition (CVHC), California non-profit public benefit corporation, for the development and construction of a 68 unit affordable apartment complex in the City of Indio, with an additional \$28,000 in direct staffing through HOME funds. The proposed project will consist of 4 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. One three-bedroom unit will be set-aside as an on-site manager's unit.

The Project will be rented to and occupied by farmworker households whose incomes do not exceed 50% of the Area Median Income for the County of Riverside. On-site amenities will include a 1,000 square foot community room. The estimated total cost for the Proposed Project is \$28,426,630. In addition to the NSP 1 and HOME loan, other sources of funding will include \$17,477,910 in tax credit equity, a construction loan from US Bank in the amount of \$2,715,901, a United States Department of Agriculture (USDA) 514 loan in the amount of \$3,000,000, a donation of land from the City of Indio valued at \$2,024,124, a Developer Impact Fee Waiver in the amount of \$2,183,206 and general partnership equity in the amount of \$25,488.

APR 11 2017 3.27

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer


John F. Tavaglione

Date signed

4/11/17

X
Address of Certifying Officer

c/o Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92501

ATTEST:
KECIA HARPER-IHEM, Clerk
By:  DEPUTY

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

X

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



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

Environmental Assessment for HUD-funded Proposals

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

Project Identification: Villa Hermosa Apartments, Phase II

Preparer: Stephanie Adams, Senior Development Specialist

Responsible Entity: County of Riverside Economic Development Agency

Month/Year: March 16, 2017

Environmental Assessment

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

Certifying Officer: John F. Tavaglione, Chairman, Riverside County Board of Supervisors
[24 CFR 58.2(a)(2)]

Project Name: Villa Hermosa Apartments, Phase II

Project Location: Corner of Van Buren Street and Dr. Carreon Boulevard, in the City of Indio.
Assessor's Parcel Number: 612-170-017

Estimated total project cost: \$1,000,000

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

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

Project Representative: Mike Walsh, Project Manager

Telephone Number: Phone: (760) 347-3157
Email: Mike.Walsh@cvhc.org

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

An Environmental Assessment and Compliance Findings for the Related Laws ("EA") was completed by the United States Department of Agriculture (USDA) on April 10, 2015. The County of Riverside Economic Development Agency ("RE") has reviewed the EA and found that the original findings are still valid and there is no need for re-evaluation pursuant to 24 CFR Section 58.47 as:

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

Additionally, the County hereby incorporates by reference, the EA completed by USDA.

FINDING: [58.40(g)]

X **Finding of No Significant Impact**

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

Finding of Significant Impact

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

Preparer Signature: Stephanie Adams **Date:** 3/29/17
Name/Title/Agency: Stephanie Adams, Senior Development Specialist, Economic Development Agency

RE Approving Official Signature: [Signature] **Date:** 4/11/17
Name/Title/ Agency: John F. Tavaglione, Chairman, Riverside County Board of Supervisors

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

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

The Coachella Valley Housing Coalition, ("Applicant"), a California non-profit public benefit corporation, is proposing to use up to \$720,000 in Neighborhood Stabilization Program 1 (NSP) funds and \$280,000 in HOME Investment Partnership Act (HOME) funds for the development and construction of a 68-unit apartment complex to be rented and occupied by farmworker household.

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

The proposed Project will consist of 4-one bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units. The square footage of the units are as follows: one-bedroom 621 square feet, two-bedroom 861 square feet, three-bedroom 1150 square feet and the four-bedroom 1293 square feet. One three-bedroom unit will be set-aside for an on-site manager. On-site amenities to be constructed will include a 1,000 square foot community center. The apartment units will be rented to low- income farmworker households whose incomes do not exceed 50% of the area median income for the County of Riverside.

Forty nine percent of the units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County. Of the 49% of the restricted unit, 11 units will be designated as HOME-assisted units limited to households whose incomes do not exceed 50% of the area median income for the County of Riverside, adjusted by family size at the time of occupancy. Forty nine percent of the units will be restricted for a period of at least 55 years from the recordation of the Certificate of Occupancy.

The proposed 68 units is a second phase of a recently completed first phase. Phase I and Phase II will be owned by separate limited partnerships, but will enter into a joint use agreement to allow tenants to enjoy all site common areas and amenities, including a 3,172 square foot community center with internet access, soccer fields, four tot-lots and a swimming pool.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The 6.34 acre site is flat vacant land. To the North of the site lies Dr. Carreon Boulevard, a two-lane east/west roadway. To the East of the site is a vacant parcel of land approximately 1.92 acres. To the South and West of the site is the already completed Phase I, Villa Hermosa Apartments.

Environmental Assessment for Class II Action

Villa Hermosa Apartments – Phase II

Prepared by:
MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, CA 92270
(760) 320-9811

Date:
November 13, 2014

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Environmental Assessment for Class II Action

I. Project Description and Need

- a. Project name: Villa Hermosa Apartments – Phase II
- b. Project number: _____
- c. Location:
The Project is located within the adopted Fred Young Specific Plan area in the City of Indio, County of Riverside, California. It encompasses approximately 5 acres of undeveloped land situated south of Dr. Carreon Boulevard and west of Van Buren Street. The property is assigned County of Riverside Assessor's Parcel Number 612-170-017. The location can also be described as a portion of the southeast quarter of Section 25, Township 5 South, Range 7 East, San Bernardino Base and Meridian. The center of the property is found at latitude 33°42'25.786" North and longitude 116°12'2.984" West.
- d. Brief description of the proposed project's major elements, sizes & capacity:
Within the Fred Young Specific Plan, adopted by the City of Indio on December 15, 2010, the Project proposes 68 dwelling units, consisting of four single-bedroom units; thirty-two (32) two-bedroom units; twenty-four (24) three-bedroom units; and eight (8) four-bedroom units. The apartments are clustered in four modules, each containing 17 units. Each module is made up of six (6) two-story buildings configured around a central recreational courtyard. The proposed parking lot facilities provide 135 spaces, 68 of which are covered and 67 open. Project amenities include a swimming pool with restrooms and showers within a gated area. These improvements to the undeveloped project property are expected to be consistent with the development standards set forth by the Specific Plan and the land use designation of multi-family residential.
- e. Purpose of project:
The purpose of the Project is to provide affordable dwelling units to individuals and families through the development of 68 apartments in accordance with the development standards established in the Fred Young Specific Plan.
- f. USDA's position regarding need:
The proposal is anticipated to meet the requirements and objectives set forth by the United States Department of Agriculture Rural Development.
- g. Area of land in project site:
The Project site encompasses approximately 5 acres within Lot 2 of Parcel Map Number 36273. The property is assigned County of Riverside Assessor's Parcel Number 612-170-017.

II. Primary Beneficiaries and Related Activities

The following business will benefit from the project and will expand or locate in the area because of the project:
N/A

III. Description of the Project Area

- a. Description of site and present use:

The Project is located in the City of Indio, County of Riverside, California. It encompasses approximately 5 acres of undeveloped land situated south of Dr. Carreon Boulevard and west of Van Buren Street. The property is assigned County of Riverside Assessor's Parcel Number 612-170-017. The location can also be described as a portion of the southeast quarter of Section 25, Township 5 South, Range 7 East, San Bernardino Base and Meridian. The center of the property is found at latitude 33°42'25.786" North and longitude 116°12'2.984" West.

The property is currently undeveloped and characterized as flat land. A majority of the ground surface has been treated with a synthetic polymer to mitigate erosion and fugitive dust. This application, at various levels of concentration, is evidenced by the presence of green dye that is typically required with such applications. The dust suppressant applied is a biodegradable compound deemed to be non-hazardous and non-toxic. Such soil treatment is performed in accordance with the South Coast Air Quality Management District Rule 403 (Fugitive Dust) and Rule 403.1 and in compliance with the City of Indio's Dust Control regulations (Chapter 152).

The northern section of the property is clear of vegetation and structures, while the southernmost portion has historically served as an interior east/west road alignment that is presently unpaved. Mature palm trees are planted along this alignment, which connects to a temporary gated entry on Van Buren Street on the east. A western section of the site previously served as a temporary staging area for the construction activities of the adjoining Villa Hermosa Apartments (Phase I).

b. Surrounding land uses (direction and distances):

The northerly property limits are delineated by a steel fence. A temporary chain-link fence with wind fabric defines the easterly, southerly and westerly parcel boundaries. Land to the north of the property includes Dr. Carreon Boulevard, a two-lane undivided east/west roadway. The property north of Dr. Carreon Boulevard operates as a California Department of Transportation (Caltrans) maintenance yard. Land to the east of the project includes a vacant parcel of land (1.92 acres) and Van Buren Street, which is a two-lane north/south divided roadway. Land to the south of the Project is the existing residential complex and Fred Young Farm Labor Center. Land to the west comprises the recently completed Villa Hermosa Apartments (Phase 1).

c. Brief description of any "sensitive" areas (such as residential, schools, hospitals, recreational, historic sites, beaches, lakes, rivers, parks, floodplains, wetlands, dunes, estuaries, barrier islands, natural landmarks, unstable soils, steep slopes aquifer recharge areas, important farmlands and forestlands, prime rangelands, endangered species habitats, or other delicate or rare ecosystems):

The Project property occupies a portion of Lot 2 within the adopted Fred Young Specific Plan, a residential community of approximately 60 acres. Accordingly, the Project is located in a fenced setting that includes residential uses. The existing Villa Hermosa Apartments, located to the west of the proposed Project within the Fred Young Specific Plan area, includes a community center and recreational facilities. These amenities for residents include recreational areas, playgrounds, and an athletic court integrated into the site design. In addition, the Fred Young Labor Center, which is supported by modular buildings, functions as a child care center for residents in the community.

A separate land use with potentially sensitive receptors includes the Martin Van Buren Elementary School, located approximately 1,400 feet to the south of the Project. The school buildings are located on the eastern side of the campus, with an outdoor field (playground) occupying the western portion.

There are no sensitive environmental resources on or around the Project, such as rivers, beaches, floodplains, natural landmarks, farmland, habitats, rare ecosystem, or other potentially sensitive areas on or around the Project property.

d. Maps and photos. The following are attached:

- USGS topographic map -- Exhibit 1
- Floodplain map -- Exhibit 2
- Site photos -- Exhibit 3
- Soil survey -- Exhibit 4
- Aerial Photograph -- Exhibit 5
- CEQA Notice of Determination -- Exhibit 6

IV. Environmental Impact

1. Air quality

In April of 2010, the firm Endo Engineering performed a comprehensive Air Quality Study for the Fred Young Specific Plan, the scope of which included the proposed Project that is the subject of this Environmental Assessment. The project-specific air quality assessment was performed for a maximum of 950 units, which underwent environmental review for the Specific Plan approval.

The proposed development of 68 residential units, which represents approximately 7 percent of the Fred Young Specific Plan projected buildout, was found to be consistent with the City's air quality and residential goals, as established by the Indio General Plan.

The Health and Safety Element of the Indio 2020 General Plan includes a primary goal to support air quality measures that are designed to reduce harmful levels of pollutants, including airborne dust. This goal supported by a series of Air Quality Policies (AQ-1.1 to A.Q.-1.10) and a program of Air Quality Implementation Measures. As a result, the Riverside County General Plan Program Environmental Impact Report has found that the City of Indio General Plan is consistent with the Southern California Association of Government's (SCAG) Regional Growth Management Plan, Regional Mobility Plan, the County's locally adopted Congestion Management Plan, the SCAQMD's Air Quality Management Plan, and the Coachella Valley PM10 State Implementation Plan (CVSIP). The Fred Young Specific Plan was found to not conflict with or obstruct implementation of the Air Quality Management Plan.

The SCAQMD has established significance thresholds for specific projects, which are reflected as the Mass Daily Thresholds for Carbon Monoxide (CO), Volatile Organic Compounds (VOCs), Oxides of Nitrogen (NOx), Sulfur Dioxide and Sulfate (SO2), and Suspended Particulate Matter (PM10 and PM 2.5). Project effects would be considered significant if the long-term operational emissions due to combined stationary and vehicular emissions exceed these thresholds. The proposed residential project is not expected to result in emissions, the significance of which would impact sensitive receptors, such as schools, recreational areas or other residential uses, or conflict with the local and regional air quality plans.

The proposed Project does not involve demolition activities. Construction activities for the proposed development can be expected to contribute to short term air quality impacts; however, neither of these activities will exceed the SCAQMD thresholds. Implementation of the Coachella Valley Best Available Control Measures will help protect the nearby sensitive receptor land uses. The proposed construction will be required to adhere to the City's Fugitive Dust and Erosion Control policies and ordinance to minimize potential construction related emissions. An approved Fugitive Dust (PM10) Plan will be required prior to issuance of a grading permit. The mitigation plan will include methods of maintaining/cleaning the construction equipment, soil stabilization and wind fencing. This plan will also specify that during site grading activities, speeds on unpaved surfaces on site will be reduced to less than 15 mph, and all exposed surfaces on-site will be as necessary to prevent visible dust emissions. Proposed permanent landscaping for future development will help to reduce the future levels of fugitive dust in the area through soil stabilization.

Furthermore, the operation of 68 residential units is not expected to result in emissions that would individually exceed the SCAQMD thresholds exhibited below. The potential impact of toxic air contaminants during construction and operation would be less than significant according to the local Air Quality Study.

The following table illustrates SCAQMD's Air Quality Significance Thresholds:

Mass Daily Thresholds		
Pollutant	Construction	Operational
NOx	100 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
VOC	75 lbs/day	55 lbs/day

**Peak Unmitigated Construction Emissions Estimates
(Pounds/Day)**

Emission Source	ROG	NOx	CO	SOx	PM10	PM2.5	CO2
Highest Phase	66.59	20.62	30.11	0.03	1.49	1.31	4,375.50
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	-

**Operational Air Pollutant Emissions
Associated With the Initial Phase of the Proposed Project
(Pounds/Day)**

Emission Source	ROG	NOx	CO	SOx	PM10	PM2.5	CO2
Summer Day – Emissions	52.25	26.53	287.01	0.35	55.67	10.87	44,047.81
Winter Day – Emissions	47.50	34.35	216.91	0.28	55.66	10.86	36,639.39
SCAQMD Threshold	75	100	550	150	150	55	None
Threshold Exceeded	No	No	No	No	No	No	-

Endo Engineering also performed the Traffic Impact Study consistent with the traffic study requirements of the City of Indio. The study found that the initial phase of Specific Plan development, to which the Project corresponds, would not be expected to result in significant impacts on any of the roadway segments evaluated in the study area. The traffic associated with this initial phase of development will utilize up to 10 percent of the current daily traffic capacities of the roadway segments evaluated. When this phase of the project is completed in the year 2015, the daily level of service is not expected to change on 84 percent of the 37 roadway segments evaluated. All of the roadway segments except one are projected to operate at LOS C or better in the year 2015, following the addition of site traffic. Additionally, all of the signalized key intersections are expected to operate at acceptable levels of service with or without site traffic in the year 2020 without mitigation. The indirect effects of vehicle traffic are not expected to result in adverse significant impacts to the local or regional air quality.

2. Water Quality

The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from any point source. Amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). The NPDES storm water program, implemented by the State Water Resources Control Board (SWRCB), regulates storm water discharges from construction sites that disturb one or more acres of land, municipal separate storm sewer systems (MS4s), and major industrial facilities.

In the State of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) administer the regulation, protection and administration of water quality under the NPDES. Specifically, the Project and the City of Indio are located within the Colorado River Region (Region 7). Under the NPDES, the Project must comply with the State's Construction General Permit (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ) because it would encompass more than one acre. Compliance with the Construction General Permit involves the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) designed to reduce any potential adverse impacts to surface water quality during the period of construction for the entire area that is temporarily disturbed by the project as well as its surroundings.

The SWPPP shall be prepared by a Qualified SWPPP Developer registered with the State of California. The plan will involve a site analysis and an assessment of the planned construction activities to identify opportunities for incorporating best practices and compliance measures. The SWPPP shall identify site specific BMPs to be implemented during and after construction to minimize the potential pollution of storm

water runoff and receiving waters. Such BMPs shall be designed to eliminate or minimize the discharge of pollutants from the construction activities, which can be summarized under the following categories:

1. Good housekeeping practices for waste management, vehicle and equipment cleaning, and material handling and storage.
2. Construction procedures such as stabilized construction access points, scheduling/phasing to minimize areas of soil disturbance, soil stabilization and erosion/sediment control.
3. Measures to control debris disposal, releases of sediment laden liquids, spills, leakage, and dumping, and to prevent illicit connections during construction must be addressed through structural as well as non-structural BMPs.
4. Proper identification of individuals, their roles and responsibilities, including the Legally Responsible Person (LRP) or Assigned Signatory (AS), Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), contractors, and subcontractors.
5. Proper management of permit registration documents

During construction, the project will also be required to comply with Rule 403 and 403.1 South Coast Air Quality Management District's (SCAQMD) regulations by implementing a Fugitive Dust (PM10) Management Plan. Although implementation of the Fugitive Dust Control Plan largely pertains to air quality, it also supports water quality protection by requiring continuous soil stabilization measures to minimize or prevent sediment erosion and track out, which have the potential to transport construction-related pollutants off-site if not contained.

Furthermore, the Project proponent will be required to continue implementing a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The Project-Specific WQMP has been established for the entire Fred Young Specific Plan Area with site design, source controls, treatment controls, and on-going maintenance measures to address the post-construction runoff quality and quantity. Such compliance and implementation protects the receiving waters and avoids project violations to the established water quality standards and waste discharge requirements. As a standard process for new development projects, the Project-Specific WQMP must be submitted and approved prior to the first discretionary project approval or permit.

The combination of best management practices identified in a Project-Specific WQMP is based on an assessment of the potential project pollutants that are generally known to be produced by the proposed project land uses compared with the known pollutants that are causing impairments on the receiving waters based on the most recent version of the Clean Water Act Section 303 List of Impaired Water Bodies. The receiving waters of the proposed project are the Coachella Valley Storm Water Channel. The Coachella Valley Storm Water Channel is impaired by multiple pollutants, including Pathogens, Toxaphene, Dieldrin, DDT (Dichlorodiphenyltrichloroethane), and PCBs (Polychlorinated Biphenyls). The proposed project will not produce toxaphene because the use of this substance has been illegal since 1990; therefore, it will not be used or form part of the proposed development. The project will not produce pollution from polychlorinated biphenyls (PCBs) because manufacturing this substance stopped in 1977 and its application was banned in 1979. The project will not generate Dieldrin pollution in urban runoff because the use of this substance was related to agricultural operations (found in pesticides for crops) and it has been illegal since 1987; therefore, it will not be used or form part of the proposed development. The project is not anticipated to generate DDT pollution in urban runoff because the use of this substance has been banned since 1972; therefore, it will not be used or form part of the proposed development.

The project proposes a storm drain system and a system of surface retention basins (infiltration BMPs) to provide sufficient storage capacity to retain storm volumes from the 100-year storm event, meeting the hydrologic conditions set forth by the City of Indio. The retention basins are sized based on the 100 year, 24-hour storm. In conjunction with the proposed retention basins, a pre-treatment mechanism in the form of water quality inlets or filtration structures will be constructed to dissipate the potential pollutants associated with nuisance and first-flush flows. Additional details on the design criteria and sizing requirements for BMP facilities in each phase and sub-phase of the project are provided below. In meeting the City's on-site retention requirements with the proposed combination of site design, treatment and source control BMP's, the project is deemed to completely addresses the pollutants of concern that are known to impair the proximate receiving waters, the Coachella Valley Stormwater Channel. The Project-Specific WQMP also outlines the required maintenance practices necessary to ensure that the water quality facilities remain

effective during the life of the project. These include a maintenance covenant, inspection and maintenance program, with regular monitoring for all proposed mitigation measures and devices. Following implementation of regional and local requirements related to runoff quality and quantity, impacts to water quality are expected to be less than significant.

Moreover, the project's landscape design will comply with the Indio Water Authority Landscape and Water Conservation Guidelines, which establishes practical water efficient standards for landscape and irrigation design of new and rehabilitated landscapes. This design will help reduce the contamination of groundwater for the reason that water waste will be reduced. Drought tolerant landscaping and water conserving irrigation practices shall be implemented in residential design. Any future development shall abide by all applicable state codes and the City's Water Efficient Landscape Ordinance.

The Indio Water Authority is the primary domestic water supplier for The City of Indio and the project. The development will result in the use of groundwater resources. The project will not rely on surface water. In March of 2010, a Water Supply Assessment and Water Supply Verification were performed for the Specific Plan area by Kayepability Consulting. The analysis found that the project will demand an estimated total of 0.43 million gallons per day (MGD) or approximately 496.7 acre-feet per year (AFY), a small percentage of which is attributed to the 68 proposed residential units. The project's total demand of water services is based on an analysis of the proposed land usage categories (landscaped uses, residential uses and non-residential uses) and their respective water demands. At project build-out, the residential and non-residential portions of the project will demand an estimated 338.7 AFY and a daily demand of 0.3 million gallons. The desert landscaping areas will demand 97.6 AFY and a daily demand of 0.09 million gallons. Furthermore, the recreational turf will demand 43.7 AFY and a daily demand of 0.04 million gallons.

Landscape Water Demand:

The demand for landscaped areas is calculated based on coverage area and design standards. The water demand for the project considers the Indio Water Authority's Landscape Ordinance 1528 Maximum Applied Water Allowance (MAWA), to which the project will adhere.

The proposed project will have two categories of landscaping: desert landscaping (27.5 acres) and recreational turf (9.0 acres). As mentioned previously, the desert landscaping will create a total water demand of 97.6 acre-feet per year. The recreational turf will demand 43.7 acre-feet per year. Based on these estimates, a total of 141.3 AFY would be required for all landscaping throughout the project.

Residential Development Demand:

For residential uses, potable water demand was calculated for all indoor uses based on estimates from the American Water Works Association Research Foundation (AWWARF). The project is anticipated to incur a potable water demand of 3.3 AFY.

The proposed project will implement water conservation measures in accordance with the Indio Water Authority Water Use Efficiency and Conservation Master Plan. These measures include water efficient landscaping and irrigation, water efficient plumbing and appliances, tiered or seasonal water pricing, public information and education programs, alternative water supplies, water restrictive municipal development policies, appointing an IWQ conservation coordinator, and refining the maximum applied water allowance for landscaped and recreational uses. The project will conserve water through efficient irrigation, intelligent irrigation controllers, and drought-tolerant planting materials.

Based on the information, analysis and findings documented in the project specific Water Supply Assessment, there is substantial evidence to support a determination that there will be sufficient water supplies to meet the demands of the project. With the mitigation incorporated, the project is anticipated to result in a less than significant impact.

3. Solid Waste Management

The proposed project is expected to generate non-hazardous solid waste typical of most residential land uses. The solid waste generated from the proposed apartments will be managed by Burrtec Waste and Recycling Services. The Project site plan designates two trash enclosure locations to serve the apartments.

Trash and recyclable materials will be collected from these locations on a routine schedule, as is presently the case with the Phase I Villa Hermosa Apartments.

The following federal and state laws and regulations govern solid waste disposal. The US EPA administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, Assembly Bill (AB) 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) requires every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting.

In addition, AB 939 requires each city and county to prepare a siting element specifying area for transformation or disposal sites to provide capacity for solid waste generate in the City that cannot be reduced or recycled for a 15 year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies ordinances mandating the use of recycle materials in development projects. The Project would be required to comply with all applicable laws and regulations governing solid waste, including those listed above. The Project would not affect the City of Indi's ability to continue to meet the required AB 939 waste diversion requirements. For example, the Project would help the City achieve its source reduction, recycling and waste stream diversion goals for solid waste through the provision of recycling bins for each residential lot. Impacts would be less than significant.

4. Land Use Management

The vacant Project property occupies a northern portion (Parcel 2) of the Fred Young Specific Plan, which was adopted on December 15, 2010. California Government Code states that following the adoption of a General Plan a City planning agency or property owner may prepare a Specific Plan to help implement the General Plan for a portion of the area covered by the General Plan. Hence, the Fred Young Specific Plan has served as the development plan pursuant to the provisions of Title 7, Division 1, Chapter 3, Article 8, and Section 65450 through 65457 of the State of California Government Code.

California law permits cities to adopt Specific Plans either by resolution as policy guidelines or by ordinance as a regulatory document functioning as a zoning ordinance for the planning area. It is proposed that the Fred Young Specific Plan be adopted by ordinance thereby serving as the zoning document for the property. An analysis of the consistency of this Specific Plan with the General Plan has been provided.

The existing land use designation for the Project property under the Specific Plan is Multi-Family Residential, which allows up to 20 dwelling units per acre. The permitted multiple-family development allows for one-bedroom, two-bedroom, three-bedroom and four-bedroom dwelling units with a maximum height of 3 stories and 35 feet. Building over 26 feet in height shall be setback 200 feet from any single-family zone. Implementation of the proposed 68 dwelling units will be consistent with the designated multiple-family land uses and other development standards of the Specific Plan. Less than significant impacts are anticipated on the surrounding land or further implementation of the Specific Plan.

5. Transportation

SunLine Transit Agency provides bus services to the City of Indio and the project vicinity. The nearest bus route to the project is Line 80, which includes a westbound bus stop near the intersection of Dr. Carreon Boulevard and Van Buren Street. Line 80 services a portion of Indio and has connectivity with six other bus routes.

The existing Fred Young Specific Plan area has an internal vehicular circulation system and multiple parking areas only accessible to residents and permitted visitors. The surrounding streets to the Specific Plan include Dr. Carreon immediately to the north, Van Buren Street to the east and Avenue 48 to the south.

The undeveloped Project site is bordered to the north by Dr. Carreon Boulevard, a two-lane undivided east/west roadway. Dr. Carreon Boulevard is classified as a Collector in the Circulation Element of the Indio General Plan. The posted speed limit on Dr. Carreon Boulevard is 40 mph in the project area. There is a two-way stop control at the intersection of Van Buren Street. Van Buren Street is a two-lane divided roadway in the segment east of the project. Direct access to the development is provided via two gated site

access points. Van Buren Street is classified as a Collector in the Circulation Element of the Indio General Plan. The posted speed limit on Van Buren Street is 35 mph in the study area.

In April of 2010, Endo Engineering performed the Fred Young Specific Plan Traffic Impact Study consistent with the traffic study requirements of the City of Indio. The City General Plan also outlines a series of policies in the Circulation Element to ensure safe and adequate mobility.

The proposed project does not appear to currently require widening to provide sufficient capacity to accommodate existing travel demands. The current daily traffic volumes (in the peak season of the year 2010) comprise less than 65 percent of the maximum daily capacity of the thirty roadway segments evaluated in the study area. Twenty-eight of the roadway segments evaluated within the study area are currently operating at LOS A on a daily basis, with daily volume-to-capacity ratios ranging from 0.01 to 0.59. Indio Boulevard (south of Avenue 48) and Golf Center Parkway (north of Highway 111) are operating at LOS B on a daily basis. The current daily traffic volumes on these roadway segments comprise 62 and 64 percent of their capacities, respectively.

The proposed project forms part of the Fred Young Specific Plan development. According to the technical study, this phase of development is not expected to result in significant impacts on any of the roadway segments evaluated in the study area. The traffic associated with this initial phase of development will utilize up to 10 percent of the current daily traffic capacities of the roadway segments evaluated. When this phase of the project is completed in the year 2015, the daily level of service is not expected to change on 84 percent of the 37 roadway segments evaluated. All of the roadway segments except one are projected to operate at LOS C or better in the year 2015, following the addition of site traffic. Additionally, all of the signalized key intersections are expected to operate at acceptable levels of service with or without site traffic in the year 2020 without mitigation. Less than significant impacts are expected to result from project implementation.

6. Natural Environment

The undeveloped Project property is situated within the fenced limits of the Fred Young Specific Plan area, a portion of which is the Phase I Villa Hermosa Apartment to the west and the previously developed residential units to the south. The vacant property, absent of any substantial vegetation, contains no natural or geologic landmarks.

According to the Vegetation Communities Map of the City of Indio General Plan, the project site is found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis. The site is also found to be outside any area with Low to High potential for plant species. Furthermore, the site is primarily found in an area with "Low Potential" for Sensitive Wildlife according to the corresponding Environmental Resources Map in the General Plan.

Moreover, the Project is located outside of any Conservation Area under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The property does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. No blue-line stream exists within the property or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle).

No federally protected wetlands occur within or in the immediate surroundings of the project site. No migratory wildlife corridors or native wildlife nursery sites are found on the property or in the immediate surroundings. The proposed residential project will not interfere with movement of any native resident or migratory fish or wildlife species. No impacts related to these resources are expected. No impacts to candidate, sensitive or special status species are anticipated to result from development of the proposed project.

7. Human Population

Project implementation is not expected to cause relocations. Contrastingly, it will provide 68 dwelling units that will accommodate existing residents of the community. The project will not displace any number of people or divide an existing community. Future phase development of the Fred Young Specific Plan will

accommodate future population increases. The project is not expected to cause major environmental or civil rights impacts resulting from project implementation.

8. Construction

Effects of project construction pertain to air quality and noise. However, these are temporary impacts and not long-term impacts of the development. These types of environmental impacts are inherent to any construction development. There are no peculiar or unique environmental impacts involved with construction on this project. Construction activities will be required to comply with Rule 403 and 403.1 South Coast Air Quality Management District's (SCAQMD) regulations by implementing a Fugitive Dust (PM10) Management Plan. Construction activities will adhere to a Fugitive Dust Control Plan as required by the City of Indio. Wind and dust screening measures will be installed during ground disturbing activities. Sufficient watering of the disturbed surface area will prevent fugitive dust emissions.

During all project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating maintained mufflers, consistent to manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by City staff. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the hours described in Section 4 of the Noise Impact Report. These hours are consistent with Chapter 95C - Noise Control in the Indio Code of Ordinances.

Operation of forklifts, loading and unloading of vehicles within 1,000 feet of a residence (exempted if distance from residential area is greater than 1,000 feet), are limited to the following hours:

Monday through Friday: 7:00 a.m. through 6:00 p.m.

Saturday: 8:00 a.m. through 6:00 p.m.

Sunday and Government Holidays: 9:00 a.m. through 5:00 p.m.

During Pacific Daylight time, these activities are limited to the following hours:

Monday through Friday: 6:00 a.m. through 6:00 p.m.

Saturday: 7:00 a.m. through 6:00 p.m.

Sunday and Government Holidays: 9:00 a.m. through 5:00 p.m.

The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

9. Energy Impacts.

The proposed apartments are anticipated to comply with the 2013 statewide energy efficiency standards pursuant to California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. The new 2013 standards for single-family residential construction are 33 percent more efficient than the previous 2008 standards. These standards would substantially reduce the project-related energy consumption and decrease the project-related long-term operational greenhouse gas emissions. Similar to the first phase of Villa Hermosa Apartments, the proposed project is expected to include fixed solar photovoltaic (PV) array on PV shade support structures over portions of the proposed parking lots and reduced energy consumption. Less than significant impacts are anticipated.

10. Other Impacts (As Applicable).

The development of 68 proposed dwelling units is not expected to result in significant impacts to the local or surrounding population due to noise or groundborne vibration. Impacts pertaining to safety, seismic concerns, fire-prone locations, radiation and aesthetic considerations are not expected to result from project development.

V. Coastal Zone Management Act

The planned project is not located within a coastal zone.

VI. Compliance with Advisory Council on Historic Preservation Regulations

The project site is vacant and does not contain any structures or features that would be considered historic resources. Between November 2009 and January 2010, the firm of CRM TECH conducted a project-specific historical and archeological resources study on approximately 60 acres, as defined by the proposed project area. The research methods performed as part of this assessment included a comprehensive records search, Native American Scoping, consultation with local historical organizations, historical background research and an intensive-level field survey.

The records search performed as part of this study revealed that the project area had not been surveyed for cultural resources prior to the present study, and no cultural resources had been recorded on the property. Cultural resources studies have been conducted for multiple areas outside the project boundaries. Native American scoping indicated that there are no known Native American cultural resources in the immediate surroundings of the project property. However, representatives from the Torres Martinez Band and Agua Caliente Band of Cahuilla Indians requested monitoring of ground-disturbing activities and proper procedures be followed if human remains are discovered in the project area.

Findings of the historical background research indicate that the Fred Young Labor Center was constructed in and shortly after 1966 to provide housing for itinerant farm workers. This development in the 1960s had replaced a smaller substandard housing complex, known as the "Indio Camp," that was formerly located on the northern portion of the property in the 1930s. The Fred Young Labor Center and associated housing has served as a solution to the previous substandard labor housing conditions.

The field survey, conducted in November 25, 2009, resulted in no evidence of any prehistoric resources within the project boundary or adjacent areas. The migrant farm worker housing facilities have been heavily disturbed by construction and modification activities. No archaeologically or historically sensitive resources were indicated. Pursuant to the Programmatic Agreement with the State Historic Preservation Office and the Advisory Council, no additional consultation is required. No eligible or listed property will be affected.

VII. Compliance with the Wild and Scenic River Act

The planned project does not go through and is not located near a Wild or Scenic River as listed in the natural Resource Management Guide.

VIII. Compliance with Endangered Species Act

There are no threatened or endangered species present in the planned project. According to the Vegetation Communities Map of the City General Plan (Figure 4.5-1), the project site is found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis. The site is also found to be outside any area with Low to High potential for plant species (Figure 4.5-2). Furthermore, the site is primarily found in an area with "Low Potential" for Sensitive Wildlife according to the corresponding Environmental Resources Map in the General Plan (Figure 4.5-3).

Moreover, the Project is located outside of any Conservation Area under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The property does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. No blue-line stream exists within the property or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle).

No federally protected wetlands occur within or in the immediate surroundings of the project site. No

migratory wildlife corridors or native wildlife nursery sites are found on the property or in the immediate surroundings. The proposed residential project will not interfere with movement of any native resident or migratory fish or wildlife species. No impacts related to these resources are expected. No impacts to candidate, sensitive or special status species are anticipated to result from development of the proposed project.

IX. Compliance with Farmland Protection Policy Act and Departmental Regulation 9500-3, Land Use Policy

The planned project will not convert, directly or indirectly, an important land resource identified as an important farmland, prime forestland, or prime rangeland. The proposed residential project will not involve the disturbance or conversion of any designated farmland or other form of agricultural resource. According to the 2010 California Farmland Mapping and Monitoring Program (FMMP) Geographic Information Systems database, the project site is categorized as Urban and Built-up Land. Per the FMMP, this category of land is not considered important farmland. Urban and Built-up Land is used to identify properties that are residential, industrial, commercial, construction, institutional, public administration, and other developed purposes. No impacts will result from project implementation.

X. Compliance with Executive Order 11988, Floodplain Management, and Executive Order 11990, Protection of Wetlands

The planned project is not located within a 100-year floodplain, 500-year floodplain for a critical action, or wetland and will not impact a floodplain or wetland. This determination was made through a visual site inspection and review of the latest Flood Insurance Rate Map. According to the Federal Emergency Management Agency (FEMA), the project site is included in Flood Insurance Rate Map (FIRM) No. 06065C2254G. The FIRM indicates that the property is included in Flood Zone X – Protected by Levee. Also described as Zone X (Shaded), this designation applies to areas protected by levee from the 1% annual chance flood. This flood zone considered to be a moderate-to-low risk area where flood insurance is available, but not mandatory.

XI. Compliance with Coastal Barrier Resource Act

There are no areas in California located within the Coastal Barrier Resources System.

XII. State Environmental Policy Act

Adoption of the Fred Young Specific Plan involved compliance with the California Environmental Quality Act (State Clearinghouse Number 2010081064) through a Mitigated Negative Declaration.

XIII. Consultation Requirements of Executive Order 12372, Intergovernmental Review of Federal Programs

State Clearinghouse Number 2010081064

XIV. Environment Analysis of Participating Federal Agency

There are no other federal agencies participating in the planned project.

XV. Reaction to Project

There have been no negative comments or public views raised about the project. No public meetings have been held.

XVI. Cumulative Impacts

The impacts for this project have been discussed in each of the above sections. There is an insignificant cumulative environmental impact. There are minor environmental impacts during construction, but these are temporary in nature with no long-term effect. Environmental clearance will be obtained through the local jurisdiction.

XVII. Adverse Impacts

The Project is not expected to result in adverse impacts.

XVIII. Alternatives

- a. Feasibility of an alternative location: An alternative location is not feasible for the proposed project size and settings. The Project is located within a vacant portion of an approved Specific Plan for a residential setting, which designates multi-family residential development on the site.
- b. Feasibility of an alternative design: The proposed site design is consistent with the Fred Young Specific Plan, which governs development of the property. An alternative site design may be deemed feasible, but would also need to maintain consistency with the Specific Plan Standards.
- c. Feasibility of an alternative project: The project property has been designated by the Fred Young Specific Plan for multi-family residential development.
- d. Feasibility of no project: A no-project alternative would maintain the site in a vacant condition, but would not address the Specific Plan or Phase II objectives of providing housing to an existing community.

XIX. Mitigation Measures

Description of mitigation measures to be taken: No mitigation measures are deemed necessary for the project development because individual impacts in all environmental areas have been determined to be less than significant.

XX. Consistency with USDA Rural Development Environmental Policies

The planned project is consistent with USDA Rural Development environmental policies as set forth in RD Instruction 1940-G, Sections 1940.304 and 1940.305, and the California Natural Resource Management Guide.

XXI. Environmental Determinations

a. Based on an examination and review of the foregoing information and such supplemental information attached hereto, I recommend that the approving official determine that this project will not have a significant effect on the quality of the human environment.

b. I recommend that the approving official make the following compliance determinations for the below-listed requirements:

Not in Compliance	In Compliance	
	X	Clean Air Act
	X	Federal Water Pollution Control Act
	X	Safe Drinking Water Act -- Section 1424(e)
	X	Endangered Species Act
	X	Coastal Barrier Resources Act
	X	Coastal Zone Mgt Act -- Sections 307(c)(1)&(2)
	X	Wild and Scenic Rivers Act
	X	National Historic Preservation Act
	X	Archaeological and Historic Preservation Act
	X	Executive Order 11988, Floodplain Management
	X	Executive Order 11990, Protection of Wetlands
	X	Farmland Protection Policy Act
	X	Departmental Regulation 9500-3, Land Use Policy
	X	California Natural Resource Management Guide

c. I have reviewed and considered the types and degrees of adverse environmental impacts identified by this assessment. I have also analyzed the proposal for its consistency with USDA Rural Development environmental policies, particularly those related to important farmland protection, and have considered the potential benefits or the

proposal. Based upon a consideration and balance of these factors, from an environmental standpoint, I recommend that the project

BE APPROVED.

Signature of Preparer

Date

Signature of Reviewer

Date

State Environmental Coordinator's Review

I have reviewed this environmental assessment and supporting documentation. Following are my positions regarding its adequacy and the recommendations reached by the preparer. For any matter in which I do not concur, my reasons are attached as Exhibit _____.

Do Not Concur	Concur	
_____	_____	Adequate Assessment
_____	_____	Environmental Impact Determination
_____	_____	Compliance Determinations
_____	_____	Project Recommendation

Richard Brassfield
State Environmental Coordinator

Date