

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



ITEM
3.12
(ID # 9846)

MEETING DATE:

Tuesday, June 25, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Villa Hermosa Apartments III, City of Indio, Pursuant to the National Environment Policy Act, Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD), and Adoption of Resolution No. 2019-110 Approving Funding Allocation and Support for Application for Low Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Villa Hermosa Phase III Multifamily Housing Project, District 4, [\$1,000,000] 100% HOME Investment Partnerships Act Funds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Villa Hermosa Apartments III (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the amount of \$1,000,000 for the Proposed Project;

Continued to page 2

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

6/3/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 25, 2019
xc: EDA, HUD

Kecia Harper
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the Chairman of the Board of Supervisors to execute the attached EA;
4. Adopt Resolution No. 2019-110 Approving Funding Allocation and Support for Application for Low-Income Housing Tax Credits to the California Tax Credit Allocation Committee for the Villa Hermosa Phase III Multifamily Housing Project allocating funding up to \$1,000,000 in HOME Investment Partnerships Act funds;
5. Authorize the Chairman of the Board of Supervisors to execute the attached RROF to be filed with the United States Department of Housing and Urban Development (HUD); and
6. Authorize the Assistant County Executive Officer/ECD, or designee, to take all necessary steps to implement Resolution No. 2019-110, the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval by County Counsel.

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: 100% HOME Investment Partnerships Act funds			Budget Adjustment: No	
			For Fiscal Year: 19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Coachella Valley Housing Coalition, a California nonprofit public benefit corporation (CVHC) is applying to the County of Riverside (County) for a commitment of \$1,000,000 in HOME Investment Partnerships Program (HOME) funds for the development of a 100 unit (which includes 1 manager's unit), multi-family affordable rental housing complex for farm worker families (Proposed Project). The Proposed Project will consist of 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units located on 6.12 acres of land on the corner of Van Buren Street and Dr. Carreon Boulevard, in the City of Indio, identified as Assessor Parcel Number 612-170-030 (Property). The Proposed Project is Phase III of a recently completed affordable rental housing project consisting of 153 units adjacent to Proposed Project.

Of the 100 units, 11 units in the Proposed Project will be subject to HOME program occupancy and use restrictions, and will be rented to and occupied by individuals whose income does 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.

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

In addition to the HOME funds, CVHC has applied to the Housing Authority of the County of Riverside for \$1,500,000 in Low and Moderate Income Housing Asset (LMIHA) funds. Other funding sources proposed for use by CVHC include \$22,717,755 in a construction loan from Wells Fargo Bank, a USDA 514 loan in the amount of \$3,000,000, a grant from the Affordable Housing Program in the amount of \$990,000, a donation of land from the Indio Housing Development Corporation valued at \$440,476 and a Developer Impact Fee Waiver in the amount of \$3,210,450. The total cost of development is \$32,858,681.

CVHC will be submitting an application on June 24, 2019 to the California Tax Credit Allocation Committee (TCAC) seeking an allocation of tax credits to finance a majority of the costs to develop and construct the Proposed Project. The need to expand farmworker housing in the County is a high priority in the County's Consolidate Plan. In order to complete the TCAC application for an allocation of tax credits, CVHC must provide a resolution from the local jurisdiction providing support for the Proposed Project.

The attached proposed Resolution No. 2019-110 provides Board support for the Proposed Project, subject to satisfaction of certain conditions, and recommends an allocation of up to \$1,000,000 in HOME funds to be used as a loan to CVHC to pay a portion of the development and construction costs for the Proposed Project. Staff recommends that the allocation of the HOME funds be valid until December 31, 2020.

The attached proposed Resolution No. 2019-110 allocates \$1,000,000 in HOME funds subject to CVHC's satisfaction of the conditions specifically set forth in the attached Resolution 2019-110, which include but are not limited to the following:

1. Securing any and all land use entitlements, permits and approvals which may be required for development and construction of the Proposed Project, including, but not limited to compliance with the National Environment Protection Act;
2. Obtaining sufficient equity capital or firm and binding commitments for construction and permanent financing necessary to undertake the development and completion of the Proposed Project; and
3. Successful negotiation of a Loan Agreement approved by the Board of Supervisors.

NEPA/CEQA Review

The environmental effects of activities carried out with HOME funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside by and through its Economic Development Agency is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On May 16, 2019, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed

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

Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. The County EA incorporated the Environmental Report for the Proposed Project prepared by the United States Department of Agriculture (USDA) on December 1, 2017 in connection with a USDA loan. Staff of the County of Riverside Economic Development Agency ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on May 31, 2019 pursuant to 24CFR Section 58.43.

The City of Indio acting as the lead agency, completed California Environmental Quality Act (CEQA) review for all three phases of development, including the Proposed Project (referred to collectively as the Fred Young Specific Plan), adopted a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program of Environmental Assessment 10-4-494 and filed a Notice of Determination (State Clearinghouse No. 2010081064), as such no further action is required.

Staff recommends that the Board approve the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, Request for Release of Funds, and Resolution 2019-110. County Counsel has reviewed and approved as to form the attached Resolution 2019-110, Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58, and Request for Release of Funds.

Impact on Residents and Businesses

The development of 100 additional affordable rental 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 HOME Investment Partnership Act Funds and Housing Bonds.

Attachments:

- County of Riverside Environmental Assessment
- Request for Release of Funds
- Public Notice FONSI/RROF
- Resolution No. 2019-110

H:\Housing\HOME\2019 HOME\Villa Hermosa I\INF1\HOME RROF FONSI Resolution

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


Rahini Dasika, Principal Management Analyst 6/17/2019


Gregory P. Priamos, Director County Counsel 6/13/2019

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**RESOLUTION NO. 2019-110
APPROVING FUNDING ALLOCATION AND SUPPORT FOR APPLICATION FOR LOW-
INCOME HOUSING TAX CREDITS TO THE CALIFORNIA TAX CREDIT ALLOCATION
COMMITTEE FOR THE VILLA HERMOSA PHASE III MULTIFAMILY HOUSING PROJECT**

WHEREAS, the County of Riverside, a political subdivision of the State of California ("County") is the recipient of funds derived from the HOME Investment Partnership Act ("HOME") Program, which was enacted under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990;

WHEREAS, the County has identified the expansion of affordable rental housing stock for low-income farmworker households as a high housing priority through the County's Five Year Consolidated Plan;

WHEREAS, the Coachella Valley Housing Coalition, a California nonprofit public benefit corporation and an affordable housing developer ("Developer") proposes to develop and construct a multi-family affordable rental housing project for farmworker households consisting of one-hundred (100) affordable rental units that includes one (1) residential manager's unit ("Project") on approximately 6.12 acres of vacant land located on the corner of Van Buren Street and Doctor Carreon Boulevard, in Indio, California, identified as Assessor's Parcel Number 612-170-030 ("Property");

WHEREAS, 11 units within the Project will be subject to HOME program occupancy and use restrictions, and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County;

WHEREAS, the Developer has submitted an application to the County requesting financial assistance in the amount of \$1,000,000 in HOME funds ("County Allocation"). The County Allocation is needed to fill an existing Project financing gap in the amount of \$1,000,000;

WHEREAS, the California Tax Credit Allocation Committee ("TCAC") allocates low-income housing tax credits to eligible affordable housing projects to raise project equity through the sale of tax benefits to investors;

WHEREAS, the Developer intends to submit an application to TCAC for an allocation of

RESOLUTION NUMBER 2019-110
Villa Hermosa III Apartments

06.25.19 3.12

PAGE 1 of 4

FORM APPROVED COUNTY COUNSEL
BY: *Shirley R. Brown* 6/5/19
JAILA R. BROWN DATE

1 low-income housing tax credits and the proceeds from the sale of such tax credits will be used
2 to finance Project costs;

3 **WHEREAS**, the application deadline to be considered for a 2019 allocation of tax credits
4 through TCAC is July 1, 2019;

5 **WHEREAS**, to complete the TCAC application process, the Developer must provide a
6 resolution from the local jurisdictions, including the County, supporting the Project;

7 **WHEREAS**, the Developer has successfully completed several affordable housing
8 projects in the County;

9 **WHEREAS**, the County desires to approve an allocation of funding in the approximate
10 amount of \$1,000,000 HOME funds, to be used to pay a portion of the costs to develop and
11 construct the Project on the Property, subject to the Developer's satisfaction of certain
12 conditions precedent for the benefit of the County; and

13 **WHEREAS**, the County desires to support the Developer's application to TCAC for an
14 allocation of low-income housing tax credits.

15 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
16 Board of Supervisors of the County of Riverside ("Board"), in regular session assembled on
17 June 25, 2019, in the meeting room of the Board of Supervisors located on the 1st floor of the
18 County Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

- 19 1) That the Board of Supervisors hereby finds and declares that the above recitals are true
20 and correct and incorporated as though set forth herein.
- 21 2) The Board of Supervisors supports the Developer's application to TCAC for an
22 allocation of low-income housing tax credits, the sale proceeds of which will be used to
23 finance the development and construction of a multi-family affordable rental housing
24 project consisting of 99 affordable rental units plus 1 residential manager's unit for a
25 total of 100 units, on real property located on approximately 6.12 acres of vacant land
26 located on the corner of Van Buren Street and Dr. Carreon Boulevard, in Indio,
27 California, identified as Assessor's Parcel Number 612-170-030.

1 3) Subject to any restrictions on the use HOME funds, the Board of Supervisors agrees to
2 provide financial assistance to the Developer the maximum amount of \$1,000,000 of
3 HOME funds, for construction of eligible activities on the Project, subject to the
4 satisfaction of the following conditions precedent:

- 5 a. Borrower: Borrower is the Coachella Valley Housing Coalition, a corporation, or a
6 limited partnership created by the Coachella Valley Housing Coalition for the
7 specific purpose of selling tax credits and developing, constructing and owning
8 the Project where Coachella Valley Housing Coalition is the general
9 partner/managing member;
- 10 b. Project Name: Villa Hermosa Apartments III;
- 11 c. HOME Loan Amount: Not to exceed One Million Dollars (\$1,000,000);
- 12 d. Interest: Three percent (3%) simple interest;
- 13 e. Affordability Period: 55 years from recordation of the Notice of Completion in the
14 official records of the County of Riverside;
- 15 f. HOME Loan Term: 55 years;
- 16 g. Repayment: Loan payments derived from the Project's residual receipts;
- 17 h. Entitlements and Governmental Approvals: Secure any and all required land use
18 entitlements, permits and approvals which may be required for construction of
19 the Project, including, but not limited to compliance with the California
20 Environmental Quality Act and the National Environmental Policy Act;
- 21 i. Other Financing: the HOME loan is expressly conditioned upon the Developer's
22 ability to secure sufficient equity capital or firm and binding commitments for
23 financing necessary to undertake the development and construction of the
24 Project. All financing contemplated or projected with respect to the Project shall
25 be, or have been, approved in form and substance by the Board of Supervisors
26 and County Counsel. In addition to the HOME funds, the Coachella Valley
27 Housing Coalition has applied to the Housing Authority of the County of Riverside
28 for \$1,500,000 in Low and Moderate Income Housing Asset (LMIHA) funds.

Other Project financing sources include \$22,717,755 in the form of a construction loan, a \$3,000,000 loan from the United States Department of Agriculture (USDA), a \$990,000 loan from the FHLBank San Francisco Affordable Housing Program (AHP), donated land from the City of Indio valued at \$440,476, and a \$3,210,450 Developer Impact Fee Waiver;

j. Monitoring Fee: Payment of annual compliance monitoring fee to the County in the amount of \$6,800. Monitoring fee to be adjusted annually, not to exceed an increase in the Consumer Price Index (CPI); and

k. Successful negotiation of loan agreements evidencing the loan of the HOME funds in the amounts approved herein, approved as to form by County Counsel, approved by the Board of Supervisors and executed by all required parties.

4) The Board of Supervisors' commitment to provide the HOME loan is subject to the satisfaction of the conditions precedent set forth herein, is valid until December 31, 2020, and shall thereafter have no force or effect, unless a HOME loan agreement related to the financing of the Project (approved as to form by County Counsel) has been approved and executed by the Board of Supervisors and the Developer.

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ROLL CALL:

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Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

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Nays: None

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Absent: None

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The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

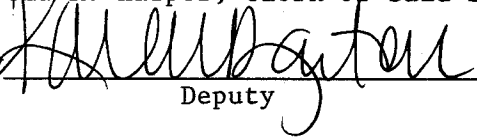
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Kedia R. Harper, Clerk of said Board

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By



Deputy

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Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 03/31/2020)

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

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

1. Program Title(s) Home Investment Partnerships Act Funds (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity Count 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) Monica Telles, 760.863.2541	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 United States 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) Home Investment Partnership Act Funds	10. Location (Street address, city, county, State) 83681 Dr. Carreon Blvd. Indio, Riverside County, CA
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11. Program Activity/Project Description

The Project activity proposes the use of \$1,000,000 in Home Investment Partnership Act funds by the Coachella Valley Housing Coalition, a California nonprofit public benefit corporation and an affordable housing developer to develop and construct a multi-family affordable rental housing project for farmworker households consisting of one-hundred (100) affordable rental units comprised of 36 one-bedroom units, 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units and 1 managers unit on approximately 6.12 acres of vacant land located on the corner of Van Buren Street and Dr. Carreon Boulevard, in Indio, California, identified as Assessor Parcel Number 612-170-030.

The units will be rented to units will be restricted to individuals whose incomes do not exceed 50% of the area median income for the County of Riverside. Common areas and amenities include a 3,172 square foot community center with internet access, soccer fields, four tot-lots and a swimming pool. The total cost of development is approximately \$32,858,681, sources of funding include Low and Moderate Income Housing Asset Funds in the amount of from the County of Riverside, HOME Investment Partnerships Act (HOME) funds in the amount of \$1,000,000, a construction loan from Wells Fargo Bank in the amount of \$22,717,755, a USDA 514 loan in the amount of \$3,000,000, a grant from the FHL Bank San Francisco Affordable Housing Program in the amount of \$990,000, a donation of land from the Indio Housing Development Corporation valued at \$440,476, and a Developer Impact Fee Waiver in the amount of \$3,210,450.

JUN 25 2019 3.12

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

Chairman, Riverside County Board of Supervisors

Date signed

X

Address of Certifying Officer

6/25/19

C/O Riverside County Economic Development Agency, 5555 Arlington Avenue, Riverside, CA 92504

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

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)

ATTEST:

Previous editions are obsolete

KECIA R. HARPER, Clerk

By

DEPUTY

FORM APPROVED COUNTY COUNSEL form HUD-7015.15 (1/99)

BY:

JAILA R. BROWN

DATE



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Villa-Hermosa-III-Apartments

HEROS Number: 900000010086940

Project Location: 83681 Dr Carreon Blvd, Indio, CA 92201

Additional Location Information:

N/A

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

Within the Fred Young Specific Plan, adopted by the City of Indio on December 15, 2010, the Project proposes 100 dwelling units, consisting of thirty-six (36) single-bedroom units; thirty-two (32) two bedroom units; twenty-four (24) three-bedroom units; and eight (8) four-bedroom units. Based on the proposed site plan, the apartment units are clustered and configured in a total of nine (9) detached buildings. The proposed site plan includes parking facilities with 180 spaces, 100 of which are carport (covered) and 80 are uncovered. Since the Project constitutes Phase III of the Villa Hermosa Apartments within an existing residential complex, it will have access to the existing community facilities, including drive aisles, swimming pool, playgrounds, and community center included in Phases I and II. The proposed apartment complex will be consistent with the development standards set forth by the Fred Young Specific Plan and the land use designation of multi-family residential. The proposed building design, scale and configuration in Phase III, will be consistent and complementary to Phases I and II. There are no sensitive environmental resources on or around the proposal site, such as rivers, beaches, floodplains, natural landmarks, farmland, habitats, rare ecosystem, or other potentially sensitive areas on or around the Project property. The Project area encompasses approximately 6.12 acres of vacant land situated within the adopted Fred Young Specific Plan, south of Dr. Carreon Boulevard and west of Van Buren Street, in the City of Indio, County of Riverside, California. The property is assigned County of Riverside Assessor's Parcel Number 612-170-030. The undeveloped project property area has an irregular shape and a relatively flat topography. The property is characterized by having a distinguished west and east portion. The west portion is situated south of Villa Hermosa Apartments Phase I and primarily delineated by a chain-link fence from surrounding areas. Part of the ground has been treated with a biodegradable (non-hazardous and non-toxic) dust suppressant, applied to prevent erosion and fugitive dust. Such soil treatment was 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). Various stockpiles of vegetation mulch are also noted in this area. The east portion of the project property also maintains an undeveloped condition. Former uses in this area included residential structures, which have previously been demolished in their entirety. As such, the land maintains a

JUN 25 2019 3.12

vacant condition. The only remnants of the prior residential uses consist of scattered mature ornamental trees, which were artificially planted as part of the former landscape design. The vacant project area is fenced on all sides, preventing unauthorized access and trespassing.

Funding Information

Grant Number	HUD Program	Program Name
M-17-UC-06-0530	Community Planning and Development (CPD)	HOME Program
M-18-UC-06-0530	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$32,858,681.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

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

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	<p>The Phase I and subsequent Phase II detected lead concentrations. Subsequently, the lab results of the collected soil samples were below the residential threshold concentration of 80mg/Kg for total lead. The detected soluble lead level was detected above the regulatory threshold limits in isolated samples.</p> <p>The recommendation is prior to developing the site, the fill soils in the northeast portion of Parcel 3 should be excavated and placed in approximately 200 cubic yard stock piles; each soil stockpile should then be characterized for total and soluble lead using the Simple Random Sampling Method and at least a 90% confidence interval. Usage and/or disposal of each excavated soil stockpile should be based on the soil sampling analytical statistical results. Additional soil assessment for lead should be conducted on the exposed native soils following excavation of overlying fill soils. The anticipated limits of the soil excavation and stockpiling are shown on Figure 3 of the attached report.</p>

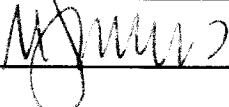
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	None
Hazards and Nuisances including Site Safety and Site-Generated Noise	Construction activities on site shall take place only during the permitted hours established in Chapter 95C.08 in the City of Indio Code of Regulations.
Energy Consumption/Energy Efficiency	None
Employment and Income Patterns	None
Demographic Character Changes / Displacement	A temporary relocation plan will ensure that residents are properly accommodated and relocated to the proposed residences pursuant to the California Relocation Assistance Law.
Educational and Cultural Facilities (Access and Capacity)	Prior to issuance of a grading permit, the developer will pay appropriate mitigation fees to the Desert Sands Unified School District. payment of the fees will mitigate any school impacts.
Commercial Facilities (Access and Proximity)	None
Health Care / Social Services (Access and Capacity)	None
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None
Water Supply (Feasibility and Capacity)	None
Public Safety - Police, Fire and Emergency Medical	The proposed development may be required to enter into the Community Facilities District to mitigate impacts to police and fire protection.
Parks, Open Space and Recreation (Access and Capacity)	None
Transportation and Accessibility (Access and Capacity)	None
Unique Natural Features /Water Resources	None
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	None
Permits, reviews, and approvals	Site Development Plan Grading Permit Building Permits Residential Permits Occupancy Permits

Mitigation Plan

1) Contamination and Toxic Substances- Prior to the soils removal a remedial action work plan will be prepared and subsequently approved by the lead regulatory agency for the site. 2) Hazards and Nuisances including Site Safety and Site-Generated Noise- 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 prepared for the Fred Young Specific Plan. These hours are consistent with Chapter 95C - Noise Control in the Indio Code of Ordinances. 3) Demographic Character Changes / Displacement- The developer will prepare and follow a temporary relocation plan as required. 4) Educational and Cultural Facilities (Access and Capacity)- The developer will pay the school fees to the Coachella Valley Unified School District as required. 5) Public Safety - Police, Fire and Emergency Medical- The developer will enter into a Community Facilities District for the proposed project as required. 6) Permits, reviews, and approvals- The developer will obtain all permits, reviews and approvals for the proposed project as required.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 5/16/19

Name / Title/ Organization: Monica Telles / / RIVERSIDE COUNTY ECONOMIC DEV. AGENCY

Certifying Officer Signature:  Date: 6/28/19

Name/ Title: KEVIN JEFFRIES CHAIRMAN, BOARD OF SUPERVISORS

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

ATTEST:

KECIA R. HARPER, Clerk
By 
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY:  6/5/19
JHAILA R. BROWN DATE

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

Project Information

Project Name: Villa-Hermosa-III-Apartments

HEROS Number: 900000010086940

Responsible Entity (RE): RIVERSIDE COUNTY ECONOMIC DEV. AGENCY, 5555
Arlington Avenue Riverside CA, 92504

RE Preparer: Monica Telles

State / Local Identifier:

Certifying Officer: Kevin Jefferies, Chairman

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 83681 Dr Carreon Blvd, Indio, CA 92201

Additional Location Information:
N/A

Direct Comments to:

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

Within the Fred Young Specific Plan, adopted by the City of Indio on December 15, 2010, the Project proposes 100 dwelling units, consisting of thirty-six (36) single-bedroom units; thirty-two (32) two bedroom units; twenty-four (24) three-bedroom units; and eight (8) four-bedroom units. Based on the proposed site plan, the apartment units are clustered and configured in a total of nine (9) detached buildings. The proposed site plan includes parking facilities with 180 spaces, 100 of which are carport (covered) and 80 are uncovered. Since the Project constitutes Phase III of the Villa Hermosa Apartments within an existing residential complex, it will have access to the existing community facilities, including drive aisles, swimming pool, playgrounds, and community center included in Phases I and II. The proposed apartment complex will be consistent with the development standards set forth by the Fred Young Specific Plan and the land use designation of multi-family residential. The proposed building design, scale and configuration in Phase III, will be consistent and complementary to Phases I and II. There are no sensitive environmental resources on or around the proposal site, such as rivers, beaches, floodplains, natural landmarks, farmland, habitats, rare ecosystem, or other potentially sensitive areas on or around the Project property. The Project area encompasses approximately 6.12 acres of vacant land situated within the adopted Fred Young Specific Plan, south of Dr. Carreon Boulevard and west of Van Buren Street, in the City of Indio, County of Riverside, California. The property is assigned County of Riverside Assessor's Parcel Number 612-170-030. The undeveloped project property area has an irregular shape and a relatively flat topography. The property is characterized by having a distinguished west and east portion. The west portion is situated south of Villa Hermosa Apartments Phase I and primarily delineated by a chain-link fence from surrounding areas. Part of the ground has been treated with a biodegradable (non-hazardous and non-toxic) dust suppressant, applied to prevent erosion and fugitive dust. Such soil treatment was 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). Various stockpiles of vegetation mulch are also noted in this area. The east portion of the project property also maintains an undeveloped condition. Former uses in this area included residential structures, which have previously been demolished in their entirety. As such, the land maintains a vacant condition. The only remnants of the prior residential uses consist of scattered mature ornamental trees, which were artificially planted as part of the former landscape design. The vacant project area is fenced on all sides, preventing unauthorized access and trespassing.

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

The Phase III portion of the site is approximately 6.12 acres and is located on Assessor Parcel Numbers: 612-170-030. There are established business park/regional commercial uses are located west of the Project Site; industrial park uses and vacant parcels are located north; single family detached housing uses are located south; and community commercial uses and vacant parcels are located east. The conditions at the Project site consists of existing and previous farm worker and low income family units that are currently in substandard conditions and those that were in substandard conditions but have since been replaced by the new units in Phase I and II. All of the units remaining including the units that were replaced in Phase I and II were/are dilapidated, poor insulation, poor heating and cooling, poor infrastructure, and require significant maintenance as do the remaining units. There is the Fred Young

Farm Labor Center, that provides a recreational and community gathering area for the existing residents that live on the site.

Existing Conditions and Trends [24 CFR 58.40(a)]:

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

Maps, photographs, and other documentation of project location and description:

Aerial Photo 1.pdf

VH III Site Pictures.pdf

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M-17-UC-06-0530	Community Planning and Development (CPD)	HOME Program
M-18-UC-06-0530	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, \$1,000,000.00
Assisted or Insured Amount:

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$32,858,681.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following:

particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See attached.. The project is in compliance with HUD's Noise regulation without mitigation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	There have been no negative comments or public views raised about the project. The existing residents of the Fred Young Farmworker housing development were invited to participate in community meetings that provided information relative to the proposed improvements of all of the construction phases of the redevelopment of their community into the Villa Hermosa Project. They were invited to provide input relative to the new proposed amenities such as the community pool and laundromats. They were also informed of the schedule of demolition of the old Fred Young structures and the logistics of relocating the residents to the new Villa Hermosa homes.	None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Erosion hazard in these soils is determined to be slight. Furthermore, the site surfaces have been previously stabilized and improved from he former residential uses on-site.	None
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	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 impact on the neighboring noised, sensitive land uses. Construction noise	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.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		is of short-term duration and will not present significant long term impacts on the project site or the surrounding area.	
Energy Consumption/Energy Efficiency	2	No impacts are expected related to this issue and the proposed project.	None
SOCIOECONOMIC			
Employment and Income Patterns	2	California is more reliant on hired farm workers today than at any time in the last 100 years. The climate has made year-round production of agricultural crops possible. The off-season occurs in December through February, but the number of early and late-season varieties of crops has increased. The peak in employment for farm labors that historically spiked in September has been replaced by a five-month period from May through September of peak employment for farm laborers. During that time, the influx of farm workers seeking temporary jobs tends to fill all available dwellings.	None
Demographic Character Changes / Displacement	2	The project will result in demolition of residential structures according 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.
COMMUNITY FACILITIES AND SERVICES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Educational and Cultural Facilities (Access and Capacity)	3	The proposed project lies within the Desert Sands Unified School District. The nearest elementary school is Van Buren Elementary School, Thomas Jefferson Elementary School and Indio High School are the two other educational facilities in closest proximity.	Prior to issuance of a grading permit, the developer will pay appropriate mitigation fees to the Desert Sands Unified School District. payment of the fees will mitigate any school impacts.
Commercial Facilities (Access and Proximity)	1	The proposal site forms part of an adopted community development plan, which was specifically designed to improve the quality of life for local residents and businesses through the introduction of upgraded housing opportunities and supporting community amenities (i.e. recreation). The initial construction phase (Villa Hermosa Apartments Phase I) resulted in the development of 85 housing units, a community resources building, recreational amenities (i.e. playgrounds, basketball court) and street improvements. Improved streets, drive aisles, stormwater drainage, fencing, and sidewalks also resulted from the initial phase of the community plan. Phase II includes 68 housing units, which at the time of this document preparation, are under construction. Phase III proposes 100 units. By introducing additional housing opportunities on a vacant property, local residents will benefit from the physical	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		progress of the unified community plan.	
Health Care / Social Services (Access and Capacity)	1	The Coachella Valley Housing Coalition (CVHC) took ownership in March 2007, and has worked to improve the condition of the residents of the community. CVHC has performed over \$500,000 in capital improvements to the existing units. CVHC has restored heat and air conditioning to 100 units that were previously without. They have replaced or repaired 167 heaters and replaced roofs on 80% of the site in addition to other quality of life activities. With the help of the Indio Police Department they have created a site where community meetings, vaccination clinics, diabetes awareness programs and mentoring programs can take place without the fear of violence being present. The heritage of the Mexican farm workers continues to be represented in the center's population, just as it is reflected regionally in the Coachella valley's racial, social and economic compositions.	None
Solid Waste Disposal and Recycling (Feasibility and Capacity)		The proposed residential development is not expected to generate hazardous waste. Routing transport, use or disposal of hazardous materials beyond what is typically associated with household, kitchen or office	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		use - is not anticipated from the project and therefore will not pose a risk to the public or residential environment.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Valley Sanitary provides wastewater services for the City in this area. The treatment plant is located at 4550 Van Buren Street. The District currently treats 6.2 mgd (million gallons per day). The plant has a capacity of 8.5 mgd. Normal extensions and service laterals on site will be required to serve the development. There is a single gravity sewer line located in the north side of 47th. There are 2 gravity sewer lines in Van Buren. One on the west side and another that aligns with the Van Buren centerline. There are 3 gravity sewer lines located in 48th. Fred Young Specific Plan City of Indio Approved December 15, 2010. The project sanitary sewer generation is on service unit or 300 gallons per day per residence. At maximum build out (950 residences) the project will generate 360,000 gallons of waster per day. The District indicates that there is sufficient capacity to handle the flow generated by the project.	None
Water Supply (Feasibility and Capacity)		The proposed Project aligns with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		and low impact development improvements as part of the site design. Project's storm water management design will be served by retention facilities. As such, the entire design volume of storm water runoff generated within the development will be percolated, thus contributing to groundwater recharge.	
Public Safety - Police, Fire and Emergency Medical	3	The City of Indio Law CFD No. 2004-1 was formed to fund a portion of the increased costs of providing laws enforcement, paramedics and fire services to the new development within the City of Indio.	The proposed development may be required to enter into the Community Facilities District to mitigate impacts to police and fire protection.
Parks, Open Space and Recreation (Access and Capacity)	1	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.	None
Transportation and Accessibility (Access and Capacity)	2	The Sun Line Transit Agency provides fixed-scheduled bus service (Sun Bus) between local Coachella Valley communities as well as on-demand transportation (Sun Dial) for individuals with disabilities. A fleet of low emission buses operate on seven days per week (Excluding Thanksgiving and	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Christmas) along the sixteen fixed-scheduled Sun Bus transit routes to provide public transportation service to nine cities and five communities with the Coachella Valley. Sun Line Transit Agency buses are wheelchair accessible and have bicycle tracks that can accommodate both two to three bicycles and are convenient for cyclists to use. Bike racks and/or bike lockers are proposed by Sun Line Transit at select bus stop locations. The project area is served by Lines 80, 90, and 91, all of which are located within half-mile distance.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	Based on its location, the proposal site does not contain or is adjacent to federally protected wetlands, marshes, naturally occurring springs, permanent aquatic habitats, or other drainage features. Therefore, the project will not result in the direct removal, filling or other hydrological interruption such resources.	None
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)		The undeveloped Project property is situated within the fenced limits of the Fred Young Specific Plan area, which includes existing residential development and vacant areas within. The Phase III property is characterized by a relatively flat terrain. As a result, the property its general	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		surroundings no longer have the resources or characteristics of a native desert environment. The vacant property is absent of any substantial vegetation, contains no natural or geologic landmarks. Only scattered mature trees remain, which were artificially planted as part of the former residential development.	
Other Factors			

Supporting documentation

VH III ER.pdf

Additional Studies Performed:

USGS Topographic Map Floodplain Maps/FIRMette Site Photographs Aerial Photograph CEQA NOD Fred Young Specific Plan Air Quality Impact Study Traffic Impact Study Noise Impact Study Historical/Archaeological Resources Study Paleontological Sensitivity Assessment Water Supply Assessment Geotechnical Investigation Geotechnical Investigation Update Percolation Investigation

Field Inspection [Optional]: Date and completed

by:

Monica Telles

5/17/2019 12:00:00 AM

VH III Site Pictures.pdf

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

MSA Consulting Inc. 34200 Bob Hope Dr. Rancho Mirage, CA 92270 MAP1-5 in NEPA: DATA SOURCES: RIVERSIDE COUNTY TLMA, USGS INDIO 7.5 MIN QUADRANGLE 1956 (PHOTOREVISED IN 1972) <https://www.usgs.gov/products/data-and-tools/gis-data> National Flood Insurance Program Maps (U.S. Department of Homeland Security-FEMA) Map: 06065C2254 <https://www.fema.gov/national-flood-insurance-program-flood-hazard-mapping> Site Map Y&M Architects 724 S Spring St, Los Angeles, CA 90014 <https://ymarch.com/> Aerial Map DATA SOURCES: RIVERSIDE COUNTY IT-GIS (JULY 2017), USGS, ESRI <https://www.usgs.gov/products/data-and-tools/gis-data> Specific Plan Prepared by: MSA Consulting, Inc. 34200 Bob Hope Dr, Rancho Mirage,

CA 92270 www.msaconsultinginc.com United States Geological Survey Map
www.usgs.gov Specific Plan Site Maps Y&M Architects (formally known as John Cotton
Architects) 724 S Spring St, Los Angeles, CA 90014 <https://ymarch.com/> Zone Map
City of Indio <https://www.indio.org/civicax/filebank/blobdload.aspx?BlobID=22866>
Tentative Parcel Map 36273: MSA Consulting, Inc. www.msaconsultinginc.com
Specific Plan Air Quality Impact Study: Endo Engineering 28811 Woodcock Dr, Laguna
Niguel, CA 92677 <https://endoengineering.wordpress.com/> Coachella Valley Ozone
Data in Air Quality Impact Study: CARB Air Monitoring Data
<https://www.arb.ca.gov/html/ds.htm> Coachella Valley PM10 Data in Air Quality
Impact Study: CARB Air Monitoring Data <https://www.arb.ca.gov/html/ds.htm>
Ambient Air Quality Standards in Air Quality Impact Study: California Air Resources
Board (11/17/08) <https://ww2.arb.ca.gov/homepage> Episode Criteria in Air Quality
Impact Study: South Coast Air Quality Management District, 1983 Reports on
Emissions in Air Quality Impact Study Urbemis 2007 Version 9.2.4
<http://www.urbemis.com> Indirect Source Greenhouse Gas Emissions Associated with
Electricity in Air Quality Impact Study "California Climate Action Registry General
Reporting Protocol" Version 3.1, January 2009 Global Warming Potential per Table C-1
Electricity Usage Emission Factors per Table C-2 Traffic Impact Study: Endo
Engineering 28811 Woodcock Dr, Laguna Niguel, CA 92677
<https://endoengineering.wordpress.com/> Traffic Count in Traffic Impact Study:
Counts Unlimited, Inc. 11681 Sterling Ave suite b, Riverside, CA 92503
www.countsunlimited.com Noise Analysis: Urban Crossroads 260 E. Baker Street,
Suite 200 Costa Mesa, CA 92626 <http://www.urbanxroads.com/> Typical Noise Level
Chart in Noise Analysis: Noise Technical Supplement by CALTRANS Reference in Noise
Analysis: City of Indio Noise Element Historical/Archaeological Resources Study
Report: CRM Tech Water Supply Assessment: Kayepability Consulting 77920 Little
Eagle Court La Quinta, CA 92253 Geotechnical Investigation: Sladden Engineering
45090 Golf Center Pkwy # F, Indio, CA 92201 (760) 863-0713
www.sladdenengineering.com Preliminary Percolation Investigation RM
Environmental Services, Inc. 1090 5th St # 103, Calimesa, CA 92320 (909) 446-0041
<https://www.rmenv.com/> Phase I prepared by: RM Environmental Maps and database
queries in Phase I: Environmental Data Resources, Inc.

List of Permits Obtained:

Site Development Plan Grading Permit Building Permits Residential Permits
Occupancy Permits

Public Outreach [24 CFR 58.43]:

Project outreach has been provided via the following mechanisms and has been published in newspapers of general circulation serving the community of affected citizens such as: 1) Desert Sun and Press Enterprise. A printed copy of the document has been posted at the following locations: 1) Riverside County Board of Supervisors County Administrative Center located at 4080 Lemon Street, Riverside, California 92501, 2) The local Workforce Development Center that includes the State Employment Development Center and the EDA/Housing Authority offices located at 44199 Monroe Street, Indio, CA 9220, 3) The EDA/Housing Authority offices located at 5555 Arlington Avenue, Riverside, CA 92504. A printed hard copy of the EA will also be made available to any member in the community requesting a hard copy.

Cumulative Impact Analysis [24 CFR 58.32]:

According to the City of Indio web site on demographics, the most recent population estimate based on 2015/16 U.S. Census Data is approximately 89,000 with an average household size of 3.18. The project is found in a developed area with existing residences and infrastructure. The proposed project would establish new housing facilities and maintain the community with a maximum of 950 affordable housing units per the Fred Young Specific Plan. Based on the average household size of 3.18, the proposed project of 100 residential units has the potential to accommodate a population of approximately 318 residents. Project implementation will result in housing opportunities to serve the 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. Local residents, particularly those that live within the existing Fred Young Specific Plan area, will benefit from improved housing opportunities resulting from the project. The Fred Young Specific Plan represents a design strategy to provide housing and community services at a location that meet the needs of the local community.

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

In considering the proposed project the benefit to the residents would be the well being and benefit to the community an adopted community development plan, which was specifically designed to improve the quality of life for local residents and businesses through the introduction of upgraded housing opportunities and supporting community amenities (i.e. recreation). The initial construction phase (Villa Hermosa Apartments Phase I) resulted in the development of 85 housing units, a community resources building, recreational amenities (i.e. playgrounds, basketball court) and street improvements. Improved streets, drive aisles, storm water drainage, fencing, and sidewalks also resulted from the initial phase of the community plan. Phase II includes 68 housing units, which at the time of this document preparation,

are under construction. Phase III proposes 100 units. By introducing additional housing opportunities on a vacant property, local residents will benefit from the physical progress of the unified community plan.

No Action Alternative [24 CFR 58.40(e)]

Should the proposed project not be implemented, adverse affects to the existing residents would occur because it is replacement housing for existing residents. The existing development would suffer from continued neglect and the residents would not benefit from an adopted community development plan, which was specifically designed to improve the quality of life for local residents and businesses through the introduction of upgraded housing opportunities and supporting community amenities (i.e. recreation). The initial construction phase (Villa Hermosa Apartments Phase I) resulted in the development of 85 housing units, a community resources building, recreational amenities (i.e. playgrounds, basketball court) and street improvements. Improved streets, drive aisles, stormwater drainage, fencing, and sidewalks also resulted from the initial phase of the community plan. Phase II includes 68 housing units, which at the time of this document preparation, are under construction. Phase III proposes 100 units. By introducing additional housing opportunities on a vacant property, local residents will benefit from the physical progress of the unified community plan.

Summary of Findings and Conclusions:

The County of Riverside has determined that the project will have no significant impact on the human environment.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Contamination and Toxic Substances	The Phase I and subsequent Phase II detected lead concentrations. Subsequently, the lab results of the collected soil samples were below the residential threshold concentration of 80mg/Kg for total lead. The detected soluble lead level was detected above the regulatory	N/A	

	<p>threshold limits in isolated samples.</p> <p>The recommendation is prior to developing the site, the fill soils in the northeast portion of Parcel 3 should be excavated and placed in approximately 200 cubic yard stock piles; each soil stockpile should then be characterized for total and soluble lead using the Simple Random Sampling Method and at least a 90% confidence interval. Usage and/or disposal of each excavated soil stockpile should be based on the soil sampling analytical statistical results. Additional soil assessment for lead should be conducted on the exposed native soils following excavation of overlying fill soils. The anticipated limits of the soil excavation and stockpiling are shown on Figure 3 of the attached report.</p>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None	N/A	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	None	N/A	
Hazards and Nuisances including Site Safety and Site-Generated Noise	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.	N/A	
Energy Consumption/Energy Efficiency	None	N/A	
Employment and Income Patterns	None	N/A	

Demographic Character Changes / Displacement	A temporary relocation plan will ensure that residents are properly accommodated and relocated to the proposed residences pursuant to the California Relocation Assistance Law.	N/A	
Educational and Cultural Facilities (Access and Capacity)	Prior to issuance of a grading permit, the developer will pay appropriate mitigation fees to the Desert Sands Unified School District. payment of the fees will mitigate any school impacts.	N/A	
Commercial Facilities (Access and Proximity)	None	N/A	
Health Care / Social Services (Access and Capacity)	None	N/A	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None	N/A	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None	N/A	
Water Supply (Feasibility and Capacity)	None	N/A	
Public Safety - Police, Fire and Emergency Medical	The proposed development may be required to enter into the Community Facilities District to mitigate impacts to police and fire protection.	N/A	
Parks, Open Space and Recreation (Access and Capacity)	None	N/A	
Transportation and Accessibility (Access and Capacity)	None	N/A	
Unique Natural Features /Water Resources	None	N/A	
Vegetation / Wildlife (Introduction,	None	N/A	

Modification, Removal, Disruption, etc.)			
Permits, reviews and approvals	Site Development Plan Grading Permit Building Permits Residential Permits Occupancy Permits	N/A	

Mitigation Plan

1) Contamination and Toxic Substances- Prior to the soils removal a remedial action work plan will be prepared and subsequently approved by the lead regulatory agency for the site. 2) Hazards and Nuisances including Site Safety and Site-Generated Noise- 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 prepared for the Fred Young Specific Plan. These hours are consistent with Chapter 95C - Noise Control in the Indio Code of Ordinances. 3) Demographic Character Changes / Displacement- The developer will prepare and follow a temporary relocation plan as required. 4) Educational and Cultural Facilities (Access and Capacity)- The developer will pay the school fees to the Coachella Valley Unified School District as required. 5) Public Safety - Police, Fire and Emergency Medical- The developer will enter into a Community Facilities District for the proposed project as required. 6) Permits, reviews, and approvals- The developer will obtain all permits, reviews and approvals for the proposed project as required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

☒ No

Based on the response, the review is in compliance with this section.
Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Villa Hermosa III to Bermuda Dunes Airport.pdf](#)

Are formal compliance steps or mitigation required?

Yes

☒ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

VH III FEMA Flood Zones.pdf

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

✓ Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

✓ Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone	0.11	ppb (parts per million)
Particulate Matter, <10 microns	211.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

Air Quality Impact Study

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone	ppb (parts per million)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)
	1.49

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air

quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

VH III Air Quality Impact Study.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

Activity	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

VH III State Coastal Boundary Definitions.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. **How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- ☒ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☐ ASTM Vapor Encroachment Screening
- ☐ None of the Above

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

No

- ☒ Yes

3. **Mitigation**

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.
Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

The Phase I and subsequent Phase II detected lead concentrations. Subsequently, the lab results of the collected soil samples were below the residential threshold concentration of 80mg/Kg for total lead. The detected soluble lead level was detected above the regulatory threshold limits in isolated samples. The recommendation is prior to developing the site, the fill soils in the northeast portion of Parcel 3 should be excavated and placed in approximately 200 cubic yard stock piles; each soil stockpile should then be characterized for total and soluble lead using the Simple Random Sampling Method and at least a 90% confidence interval. Usage and/or disposal of each excavated soil stockpile should be based on the soil sampling analytical statistical results. Additional soil assessment for lead should be conducted on the exposed native soils following excavation of overlying fill soils. The anticipated limits of the soil excavation and stockpiling are shown on Figure 3 of the attached report.

If a remediation plan or clean-up program was necessary, which standard does it follow?

- ✓ Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

VH III Additional Soil Sampling Additional Soils Sample.pdf
VH III Site-Contamination-Multi-Family-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

- ✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:

There are no threatened or endangered species present in the planned project.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

✓ Yes

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:

- Of more than 100 gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

VH III Explosive-and-Flammable-Facilities-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General Requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<u>7 CFR Part 658</u>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The planned project will not convert, directly or indirectly, an important land resource identified as an important farmland, prime forestland, or prime agricultural land. Based on the most recent (2016) California Farmland Mapping and Monitoring Program data, compiled by the California Department of Conservation, 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. Furthermore, according to the Williamson Act Land Conservation Act Map 2015-2016, no portion of the project proposal is recognized as being under a Williamson Act Contract. No impacts to important farmland will result from project implementation.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

VH III Farmlands-Protection-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

VH III Flood Map.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Officer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Other Consulting Parties

✓ CRM Tech

Completed

Describe the process of selecting consulting parties and initiating consultation here:

Historical/Archeological Resources Study Report

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

VH III Site Location Map.pdf

TDAT.xlsx

Historical Cultural Archaeological Report.pdf

SHPO Approval Letter HUD 013111.pdf

Are formal compliance steps or mitigation required?

Yes

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- ☒ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- ☒ There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The project is modernization or minor rehabilitation of an existing residential property. A Preliminary Screening was performed, and found the following: See attached.. The project is in compliance with HUD's Noise regulation without mitigation.

Supporting documentation

VH III Noise Study Report.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

VH III Aquifer Sole Source.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

VH III Geological Map.pdf

VH III Wetlands-Protection-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

VH III Geological Map(1).pdf

VH III Wild-and-Scenic-Rivers-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General Requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

VH III Environmental-Justice-Worksheet.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Report

Villa Hermosa Apartments Phase III

Applicant Name:

**Coachella Valley Housing Coalition
45701 Monroe Street, Suite G
Indio, CA 92201
(760) 347-3157**

Date:

December 1, 2017

TABLE OF CONTENTS

	Page
(a) Project Description and Location	2
(b) Land Ownership and Land Use	2
(c) Historic Preservation.....	3
(d) Threatened and Endangered Species/Biological Resources.....	4
(e) Wetlands	4
(f) Floodplains	5
(g) Coastal Areas	5
(h) Important Farmland	5
(i) Environmental Risk Management.....	5
(j) Other Resources	6
Air Quality.....	6
Water Quality	10
Solid Waste Management	13
Transportation.....	14
Human Population	14
Construction.....	15
State Environmental Policy Act.....	16
Reaction to Project	16

Exhibits

Exhibit 1	USGS Topographic Map
Exhibit 2.....	Floodplain Maps/FIRMette
Exhibit 3.....	Site Photographs
Exhibit 4.....	Aerial Photograph
Exhibit 5.....	CEQA NOD

Appendices

Appendix A	<i>Fred Young Specific Plan</i>
Appendix B.....	<i>Air Quality Impact Study</i>
Appendix C.....	<i>Traffic Impact Study</i>
Appendix D.....	<i>Noise Impact Study</i>
Appendix E	<i>Historical/Archaeological Resources Study</i>
Appendix F	<i>Paleontological Sensitivity Assessment</i>
Appendix G.....	<i>Water Supply Assessment</i>
Appendix H.....	<i>Geotechnical Investigation</i>
Appendix I.....	<i>Geotechnical Investigation Update</i>
Appendix J.....	<i>Percolation Investigation</i>

Environmental Report for Categorical Exclusion Under § 1970.54

(a) Project Description and Location

Villa Hermosa Apartments – Phase III

The Project area encompasses approximately 6.12 acres of vacant land situated within the adopted Fred Young Specific Plan, south of Dr. Carreon Boulevard and west of Van Buren Street, in the City of Indio, County of Riverside, California. The property is assigned County of Riverside Assessor's Parcel Number 612-170-030. The undeveloped project property area has an irregular shape and a relatively flat topography. The property is characterized by having a distinguished west and east portion. The west portion is situated south of Villa Hermosa Apartments Phase I and primarily delineated by a chain-link fence from surrounding areas. Part of the ground has been treated with a biodegradable (non-hazardous and non-toxic) dust suppressant, applied to prevent erosion and fugitive dust. Such soil treatment was 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). Various stockpiles of vegetation mulch are also noted in this area. The east portion of the project property also maintains an undeveloped condition. Former uses in this area included residential structures, which have previously been demolished in their entirety. As such, the land maintains a vacant condition. The only remnants of the prior residential uses consist of scattered mature ornamental trees, which were artificially planted as part of the former landscape design. The vacant project area is fenced on all sides, preventing unauthorized access and trespassing. Site photographs are provided in Exhibit 4. Aerial photographs are provided in Exhibit 4.

Within the Fred Young Specific Plan, adopted by the City of Indio on December 15, 2010, the Project proposes 100 dwelling units, consisting of thirty-six (36) single-bedroom units; thirty-two (32) two-bedroom units; twenty-four (24) three-bedroom units; and eight (8) four-bedroom units. Based on the proposed site plan, the apartment units are clustered and configured in a total of nine (9) detached buildings. The proposed site plan includes parking facilities with 180 spaces, 100 of which are carport (covered) and 80 are uncovered. Since the Project constitutes Phase III of the Villa Hermosa Apartments within an existing residential complex, it will have access to the existing community facilities, including drive aisles, swimming pool, playgrounds, and community center included in Phases I and II. The proposed apartment complex will be consistent with the development standards set forth by the Fred Young Specific Plan and the land use designation of multi-family residential. The proposed building design, scale and configuration in Phase III, will be consistent and complementary to Phases I and II. There are no sensitive environmental resources on or around the proposal site, such as rivers, beaches, floodplains, natural landmarks, farmland, habitats, rare ecosystem, or other potentially sensitive areas on or around the Project property. A copy of the complete Fred Young Specific Plan is provided in Appendix A.

(b) Land Ownership and Land Use

The vacant proposal site occupies 6.12 acres of privately owned vacant land within the Fred Young Specific Plan, which was adopted on December 15, 2010. The current property owner is the Coachella Valley Housing Coalition. 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. The adopted Fred Young Specific Plan serves as the zoning document for the property. 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. Construction and operation of 100 dwelling units will be

consistent with the designated multiple-family land uses and other development standards of the Specific Plan. Existing off-site rights-of-way exist east and north of the property, corresponding to Van Buren Street and Dr. Carreon Boulevard respectively. However, these streets are not encompassed or affected by the project. The project property does not have any formally classified parks, wilderness areas, state or national forests. The vacant proposal site forms part of a larger residential community. A Phase I Environmental Site Assessment has not been prepared on the proposal site within the past 6 months.

The property is assigned County of Riverside Assessor's Parcel Number 612-170-030. Per the Public Land Survey System (PLSS), 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°42'19.8715" North and longitude 116°12'4.9573" West.

The proposal site forms part of an adopted community development plan, which was specifically designed to improve the quality of life for local residents and businesses through the introduction of upgraded housing opportunities and supporting community amenities (i.e. recreation). The initial construction phase (Villa Hermosa Apartments Phase I) resulted in the development of 85 housing units, a community resources building, recreational amenities (i.e. playgrounds, basketball court) and street improvements. Improved streets, drive aisles, stormwater drainage, fencing, and sidewalks also resulted from the initial phase of the community plan. Phase II includes 68 housing units, which at the time of this document preparation, are under construction. Phase III proposes 100 units. By introducing additional housing opportunities on a vacant property, local residents will benefit from the physical progress of the unified community plan.

Currently, related or similar projects in the vicinity include the recently completed Villa Hermosa Apartments Phase I, the existing residences located within the Fred Young Farmworker Housing community, and Desert Gardens, a CVHC project located at Avenue 48 and Van Buren. Villa Hermosa Apartments Phase II is under construction. Additionally the Fred Young Specific Plan Project includes future phases in which CVHC will continue to provide improved housing and amenities to the residents of the community.

(c) Historic Preservation

Phase III of the Villa Hermosa Apartments is currently vacant with a few dispersed artificially planted mature ornamental trees. Prior to 1978 the project site was occupied by dwelling units for farm workers. The units on the west side of the property were demolished by 1978 and since then, the west area remained vacant. The dwelling units on the east side of the property were demolished between 2014 and 2015.

Between November 2009 and January 2010, qualified professional investigators at CRM TECH conducted a project-specific historical and archeological resources study on approximately 60 acres, as defined by Fred Young Specific Plan area, where the proposal site is found. 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 project site is currently vacant and does not contain any structures or features that would be considered historic resources.

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 other 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. A copy of the Historical/Archaeological Resources Study is provided in Appendix E.

(d) Threatened or Endangered Species/Biological Resources

The undeveloped Project property is situated within the fenced limits of the Fred Young Specific Plan area, which includes existing residential development and vacant areas within. The Phase III property is characterized by a relatively flat terrain. As a result, the property its general surroundings no longer have the resources or characteristics of a native desert environment. The vacant property is absent of any substantial vegetation, contains no natural or geologic landmarks. Only scattered mature trees remain, which were artificially planted as part of the former residential development.

There are no threatened or endangered species present in the planned project. According to the Vegetation Communities Map of the City of Indio General Plan (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 (General Plan Figure 4.5-2). According to the Environmental Resources Map in the General Plan (General Plan Figure 4.5-3), some of the 60 acre project site is located in an area with "Low Potential" for Sensitive Wildlife, Phase III however, is located outside any area with Low to High potential for Sensitive Wildlife.

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) designates the project site as "urban" regarding vegetation. Moreover, the Project is located outside of any Conservation Area under the 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). A copy of the USGS Topographic Map is provided in Exhibit 1.

Based on a review of the U.S. Fish and Wildlife Service web-based maps, 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. A copy of the USGS Topographic Map is provided in Exhibit 1.

(e) Wetlands

The National Wild and Scenic River System was created to preserve certain rivers with outstanding natural, cultural and recreational values in a free-flowing condition for the enjoyment of present and future generations. The entire proposal site has previously been disturbed and presently maintains a vacant condition in a fenced rural residential setting within the City of Indio. According to the United States Geological Survey 7.5-Minute Topographic Map of Indio, California, dated 1956 and photorevised in 1972, the project and its surroundings do not exhibit any mapped topographic or hydrologic features, such as blue-line streams, washes, or ponds. Moreover, based on the U.S. Fish and Wildlife Service National Wetlands Inventory, no wetlands, lakes, riverine features, freshwater ponds, or other drainage

resources are identified on the project or its surroundings. Based on its location, the proposal site does not contain or is adjacent to federally protected wetlands, marshes, naturally occurring springs, permanent aquatic habitats, or other drainage features. Therefore, the project will not result in the direct removal, filling or other hydrological interruption such resources.

(f) Floodplains

The Federal Emergency Management Agency (FEMA) evaluates potential flood hazards for the City and the Flood Insurance Rate Maps (FIRMs) by FEMA serve as the basis for identifying those potential hazards and determining the need for and availability of federal flood insurance. 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. A floodplain and a FIRMette map are provided in Exhibit 2

(g) Coastal Areas

The goal of the Coastal Zone Management Act is to preserve, protect, develop and, where possible, restore or enhance the resources of the nation's coastal zone. In California, the coastal zone generally extends 1,000 yards inland from the mean high tide line. There are no Coastal Zones in Riverside County; therefore the project site is not managed by this act.

The Coastal Barrier Resource Act was designed to protect relatively undeveloped coastal barriers along the Atlantic, Gulf of Mexico, Great Lakes, US Virgin Islands and Puerto Rico coasts. There are no areas in California located within the Coastal Barrier Resources System; therefore it does not apply to the project site.

(h) Important Farmland

The planned project will not convert, directly or indirectly, an important land resource identified as an important farmland, prime forestland, or prime rangeland. Based on the most recent (2016) California Farmland Mapping and Monitoring Program data, compiled by the California Department of Conservation, 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. Furthermore, according to the Williamson Act Land Conservation Act Map 2015-2016, no portion of the project proposal is recognized as being under a Williamson Act Contract. No impacts to important farmland will result from project implementation.

(i) Environmental Risk Management

The proposal site consists of vacant land. A such, the presence of structures potentially containing lead-based paints, asbestos, or mold is not a relevant factor for this site.

The Public Health and Safety Element of the Indio General Plan references the Code of Federal Regulations (CFR Title 40, Part 261), which defines hazardous materials on the basis of ignitability, reactivity, corrosivity, and/or toxicity. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release or mishap. Hazardous wastes require special handling and disposal to reduce their potential to damage public health and the environment. Individual circumstances, including the substance type and quantity used, and the nature of the activities and operations, affect the likely occurrence and severity of consequences from a hazardous situation.

Existing federal, state and local laws regulate the use and management of hazardous or potentially hazardous materials.

Residential developments do not typically involve the routine transport, use or disposal of hazardous materials in quantities or a manner that would pose a threat to the project and surroundings or its residents. Potentially hazardous materials are not anticipated to be present in sufficient quantities to pose a significant hazard to public health and safety or the environment.

Record searches on the project property were performed within multiple database platforms, including GeoTracker, EnviroStor and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Moreover, the ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

In November of 2017, a search was performed on all three database platforms. The search results did not identify any records or sites in connection with the project property. The GeoTracker and EnviroStor database results did not identify any Leaking Underground Storage Tank (LUST) Cleanup Sites, or Permitted Underground Storage Tanks on the project property.

Construction of the proposed residential project would involve the temporary management and use of potentially hazardous substances for construction and related equipment. Some of these materials would be transported to the site periodically by vehicle and would be stored temporarily during construction. When handled properly by trained individuals per the manufacturer's instructions and industry standards, such materials pose a reduced risk. The proper management of potentially hazardous materials will be regulated in part by the Best Management Practices (BMPs) and measures of a required Storm Water Pollution Prevention Plan (SWPPP) for the project. The most pertinent BMPs, identified by the California Stormwater Quality Association (CASQA), are Material Delivery and Storage (WM-1); Material Use (WM-2); and Spill Prevention and Control (WM-4). These measures outline the required steps for preventing impacts due to hazardous materials to humans and the environment during construction. With such standard measures in place, less than significant impacts are anticipated during construction.

(j) Other Resources

Air quality

The project site is located in the Coachella Valley, which is situated within the Riverside County portion of the Salton Sea Air Basin. The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the densely populated South Coast Air Basin (SCAB) and the desert portion of Riverside County in the Salton Sea Air Basin (SSAB), which is predominantly downwind of the SCAB. The two permanent ambient air quality monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001) and Indio (AQS ID 060652002). The Palm Springs station is located approximately 19 miles northwest of the project site. The Indio station is located approximately 0.7 miles west of the project site. The prevailing winds within the Coachella Valley blow predominantly from the northwest to the southeast.

Pertaining to the National Ambient Air Quality Standards (NAAQS), the Project region within the SSAB is in nonattainment for ozone (8-hour) and PM10. Pertaining to the California Ambient Air Quality Standards (CAAQS), the Project region within the SSAB is in nonattainment for ozone (1-hour and 8-hour) and PM10, which is particulate matter with an aerodynamic diameter of 10 microns or less.

In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. In March of 2017, SCAQMD released the most current Final Air Quality Management Plan (2016 AQMP), which is a regional blueprint for achieving the federal air quality standards. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The 2016 AQMP provides local guidance for the State Implementation Plans (SIP), which establishes the framework for the air quality basins to achieve attainment of the state and NAAQS and maintain the general conformity process.

In the Coachella Valley, there are two primary sources of PM10: natural sources consisting of sea salts, volcanic ash, and pollens, and man-made or anthropogenic sources. Man-made sources originate from direct emissions, such as industrial facilities, fugitive dust sources (e.g., construction sites) and paved and unpaved road dust. The Clean Air Act (CAA) requires those states with nonattainment areas to prepare and submit State Implementation Plans (SIPs) to demonstrate how these areas will attain the National Ambient Air Quality Standards (NAAQS). The strategy includes modeling, rules, regulations, and programs designed to provide the necessary air pollutant emissions reductions.

On April 18, 2003, the U.S. Environmental Protection Agency (EPA) approved the 2002 Coachella Valley PM10 State Implementation Plan (2002 CVSIP). At that time, the SCAQMD committed to revising the 2002 CVSIP to include the latest approved: mobile source emissions estimates, planning assumptions, and fugitive dust source emissions estimates, when available. The 2003 CVSIP updated those elements and included emission budgets for transportation conformity and attainment modeling. The CVSIP addressed the future attainment of the PM10 standards by building upon a historically proactive and successful dust control program carried out by local jurisdictions in the Coachella Valley and the SCAQMD. The 2003 CVSIP established additional controls needed to demonstrate expeditious attainment of the standards such as:

- Additional stabilizing or paving of unpaved surfaces, including parking lots;
- A prohibition on building new unpaved roads;
- Requiring more detailed dust control plans from builders in the valley that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development (as opposed to mass grading) to minimize fugitive dust;
- Designating a worker to monitor dust control at construction sites; and
- Testing requirements for soil and road surfaces.

The Final 2003 Coachella Valley PM10 State Implementation Plan was approved by the EPA on December 14, 2005. It incorporated updated planning assumptions, fugitive dust source emissions estimates, mobile source emissions estimates, and attainment modeling without revising the control strategies and control measure commitments. On February 25, 2010, the ARB approved the 2010 Coachella Valley PM10 Maintenance Plan and transmitted it to the U.S. EPA for approval.

Violations of the ambient air quality standards for ozone in the Coachella Valley are primarily due to pollutant transport from the neighboring SCAB. Ozone is formed on sunny days from ozone precursors in the lower atmosphere that are emitted upwind of the Coachella Valley, in the coastal and central Los Angeles County areas of the SCAB. Pollutant transport through the Banning Pass, from the SCAB to the

Salton Sea Air Basin, is the primary cause of the high ozone concentrations found in Palm Springs and Indio in the late afternoon and early evening. The attainment date for the 1997 8-hour ozone standard is June 15, 2019.

Photochemical oxidant (O₃) can include several different pollutants, but consists primarily of ozone (90%) and a group of chemicals called organic peroxy nitrates. Ozone is a pungent, colorless toxic gas produced in the troposphere by the photochemical process. Photochemical oxidant is created by complex atmospheric reactions involving NO_x and reactive organic gases (ROG) in the presence of ultraviolet energy from sunlight. In the Coachella Valley, motor vehicles are the major source of the two ozone precursors, reactive organic gases (ROG) and oxides of nitrogen (NO_x). Ozone is formed through chemical reactions of ROG, NO_x, and oxygen in the presence of sunlight. The reactions that form ozone begin at sunrise and require sunlight to proceed. In the Coachella Valley, peak ozone concentrations occur in the late afternoon and early evening hours. The attainment date for the 2008 8-hour ozone standard is July 20, 2027. The 2016 AQMP is addressing the Clean Air Act planning requirements for ozone in the SCAB and the Coachella Valley portion of the SSAB.

General conformity is a process required by the Clean Air Act, which establishes the framework for improving air quality to protect public health and the environment. The goal of general conformity is to ensure that actions conducted or sponsored by federal agencies are consistent with State air quality goals. These air quality goals are tied to states meeting the NAAQS, requirements that are established by the U.S. EPA and are designed to protect human health and the environment.

The conformity process ensures that emissions of air pollutants from planned federal activities would not affect the state's ability to achieve the clean air goals meeting the NAAQS. Specifically, the CAA requires that federal projects conform to the purpose of the SIP, meaning that federal activities will not cause new violations to the NAAQS, increase the frequency or severity of NAAQS violations, or delay timely attainment of the NAAQS or any interim milestone. The General Conformity Regulations do not apply to every area of the country. Rather, the requirements only apply in nonattainment and maintenance areas. A nonattainment area is an area designated by EPA as not meeting a NAAQS. A maintenance area is an area that was once designated as nonattainment but is currently meeting and maintaining the standard. EPA, in partnership with the states, is responsible for the designation of areas as nonattainment and redesignating them once they achieve the NAAQS.

The proposed Project has been evaluated for consistency with the local air quality management plans, which links local planning and individual Projects to the regional plans developed to meet the ambient air quality standards. The assessment takes into consideration whether the Project forms part of the expected conditions identified in local plans (General Plan) and whether the Project adheres to the City's air quality goals, policies, and local development assumptions factored into the regional Air Quality Management Plan.

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 100 residential units, which represents approximately 10.5 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). As a result, 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 SCAQMD requires any emission reductions resulting from existing rules or ordinances to be included as part of the unmitigated Project emissions. Those measures that are legally mandated and therefore required of all developments by applicable ordinances, rules, and regulations are not considered mitigation. In particular, the project is required to comply with SCAQMD Rules 403 and 403.1, and with the City of Indio's Fugitive Dust and Erosion Control policies which requires implementation of best available fugitive dust control measures, including particulate matter with an aerodynamic diameter smaller than or equal to 10 microns, as measured by the applicable State and Federal reference test methods. Rules 403 and 403.1 were established to comply with the Coachella Valley State Implementation Plan and are consistent with the SCAQMD 2016 AQMP in an effort to comply with the NAAQS. Dust control methods must prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, 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 100 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:

Table 1
SCAQMD Regional Air Quality Significance Thresholds:

Emission Source	CO	ROG/VOC	NOx	SOx	PM10	PM2.5
Construction or Operation (Pounds/Day)	550	75	100	150	150	55

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

Table 2
Short Term Air Pollutant Emissions
Associated With Construction of the Proposed Project (Unmitigated)
(Pounds/Day)

Emission Source	ROG/VOC	NOx	CO	SOx	PM10	PM2.5	CO2
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Maximum Daily Emissions Associated with Site Preparation, Grading, Building Construction, Paving, Architectural Coating, and Construction Workers Commuting	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	N/A

Table 2
Long Term Operational Air Pollutant Emissions
Associated With Development of the Project (Unmitigated)
(Pounds/Day)

Emission Source	ROG/VOC	NOx	CO	SOx	PM10	PM2.5	CO2
Summer Day – Emissions Associated with Total Area, Energy, and Mobile Sources	52.25	26.53	287.01	0.35	55.67	10.87	44,047.81
Winter Day – Emissions Associated with Total Area, Energy, and Mobile Sources	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	N/A

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. A copy of the Air Quality Impact Study is provided in Appendix B.

Water Quality

Domestic Water Service

The Indio Water Authority is the primary domestic water supplier for the City of Indio and the Project area. The City of Indio is underlain by the Whitewater River subbasin, which forms part of the Coachella Valley groundwater basin. The Whitewater River subbasin underlies a major portion of the Coachella Valley floor and is shared and managed by various districts, including the Indio Water Authority (IWA) and the Coachella Valley Water District (CVWD). Since 2005, IWA has established active water conservation, water reuse, and groundwater recharge planning efforts to ensure adequate water availability and system capacity to meet the growing needs of the City. These planning efforts include: residential and commercial landscape and irrigation upgrade rebates, water audits, water conservation kits, washing machine and toilet rebates, water waster mobile app and hotline, budget-tiered rate structure, water conservation workshops, water misuse program, and a Memorandum of Understanding between IWA and Valley Sanitation District (VSD) to collaborate in the construction of capital improvement projects that support water reuse and groundwater recharge efforts.

Local groundwater resources are managed under the adopted 2015 IWA Urban Water Management Plan (2015 UWMP) Final Report, dated July 1, 2016. The 2015 UWMP serves as a planning tool support long-term water resources planning and ensure that adequate water supplies are available to meet the existing and future urban water demands. The 2015 UWMP identifies water management strategies with conservation groundwater measures to stabilize the groundwater levels and eliminate the overdraft. Local replenishment efforts have also been coupled with a reduction in demand through improved water efficiency use in homes, yards, gardens, and businesses. The Project is required to conform to the local strategies and policies set forth by IWA.

The proposed Project aligns with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development improvements as part of the site design. Project's stormwater management design will be served by retention facilities. As such, the entire design volume of stormwater runoff generated within the development will be percolated, thus contributing to groundwater recharge.

In March of 2010, Kaypability Consulting prepared a *Water Supply Assessment and Water Supply Verification (WSA/WSV)* for the Fred Young Specific Plan with a maximum of 1,200 units on a total area of 60.6 acres. The analysis found that at full buildout, the Fred Young Specific Plan would demand an estimated total of 496.7 acre-feet per year (AFY). 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. The residential and non-residential portions of the Fred Young Specific Plan will demand an estimated 338.7 AFY. The desert landscaping areas will demand 97.6 AFY. Furthermore, the recreational turf will demand 43.7 AFY. Of the total number of units included in the WSA/WSV, Villa Hermosa Apartments Phase III represents only 100 residential units on 6.12 acres. Water demand estimates for indoor residential uses incorporate the average household size along with an indoor residential factor of 55 gallons per day, per person. Based on an average household size of 3.6 persons referenced in the WSA/WSV and an indoor residential factor of 55 gallons per day, per person, the estimated potable water demand is 214.5 gallons per day, per dwelling unit. Based on 100 proposed residential dwelling units, the estimated annual demand for the project is 24 acre-feet (214.5 gpd/unit x 100 units x 365 days/325,851.429 gallons per acre-foot).

The adoption of statewide indoor water conservation measures require low flush toilets, shower and faucet flow restrictors and other devices to reduce the amount of water used inside the homes and to minimize the effects of new development on groundwater resources. Landscape irrigation is also subject to recent statewide and districtwide conservation mandates aimed at reducing water consumption. The project's landscape plans identify desert and drought tolerant plantings. The proposed areas with grass or recreational turf are limited and only identified west of the proposed community building. The project is also expected to incorporate water efficient irrigation facilities.

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 IWA 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. A copy of the Water Supply Assessment is provided in Appendix G.

Stormwater Management

The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from point sources. Subsequent amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). Presently in the State of California, the State Water Resources Control Board

(SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) administer the regulation and protection of water quality pursuant to the NPDES. Their regulations encompass storm water discharges from construction sites, municipal separate storm sewer systems (MS4s), and major industrial facilities. The proposed Project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). The City of Indio is a Permittee of the Whitewater River Watershed MS4. Within Region 7, the approved Water Quality Control Plan, prepared by SWRCB, provides guidelines for protecting the beneficial uses of state waters within the Region with efforts to preserve and protect their condition and quality. Receiving waters in the Coachella Valley relevant to the Project include the Coachella Valley Storm Water Channel.

The proposed project of 6.12 acres is required to comply with the existing regulations pertaining to water quality standards and waste discharge requirements. As such, the proponent must comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during each phase of construction with specific locations where activities will require implementation of best stormwater management practices (BMPs). Stormwater BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of waters of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper material handling and storage within the allowable construction limits.

The areas of protection covered by the SWPPP can be summarized as follows:

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. Implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley (Rule 403 and 403.1). The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. 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.

In addition to the proposed improvements, the Project proponent will be required to comply with the Storm Water Management and Discharge Controls established in Chapter 55 of the Indio Code of Ordinances by preparing and implementing a Project-Specific Water Quality Management Plan (WQMP). This document must 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 will apply to the entire Project with a strategy of site design, source controls and

treatment controls with a required operation and maintenance program designed to address post-construction runoff quantity and quality. The site plan, grading design, storm drain design, and hydrology report findings of the Project must be factored in the Project-Specific WQMP development and documentation. The selection 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 for the Whitewater River Watershed. The receiving waters of the proposed project include the Coachella Valley Stormwater Channel, which is located approximately 0.70 miles to the northeast. Based on the 2012 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report, the Coachella Valley Storm Water Channel is impaired by 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 proposed residential development will be served by a system of retention basins. The design and size of the proposed retention basin will be specified in the final engineering plans to ensure an adequate retention and infiltration capacity for runoff. Stormwater drainage from throughout the project into the retention facility will occur via surface (streets, curb and gutter) and piped conveyances. The improvement plans will be subject to review and approval by the City of Indio.

In meeting the local on-site retention requirements with the proposed site design BMP facilities, the project will prevent the discharge of pollutants to the proximate receiving waters (Coachella Valley Stormwater Channel). The project facilities will be subject to on-going maintenance necessary to ensure that the water quality devices, including the storm drain system, remain functioning effectively during the life of the project. 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 potential for 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. Pertaining to water quality and stormwater management, less than significant impacts are anticipated.

Solid Waste Management

The proposed residential development is not expected to generate hazardous waste. Routing transport, use or disposal of hazardous materials – beyond what is typically associated with household, kitchen or office use – is not anticipated from the project and therefore will not pose a risk to the public or residential environment. Solid waste generated by the proposed apartments will be managed by Burrtec Waste and Recycling Services. The Project site plan designates multiple 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 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.

Transportation

The SunLine Transit Agency provides fixed-scheduled bus service (SunBus) between local Coachella Valley communities as well as on-demand transportation (SunDial) for individuals with disabilities. A fleet of low-emission buses operate on seven days per week (Excluding Thanksgiving and Christmas) along the sixteen fixed-scheduled SunBus transit routes to provide public transportation service to nine cities and five communities with the Coachella Valley. SunLine Transit Agency buses are wheelchair accessible and have bicycle tracks that can accommodate both two to three bicycles and are convenient for cyclists to use. Bike racks and/or bike lockers are proposed by SunLine Transit at select bus stop locations. The project area is served by Lines 80, 90, and 91, all of which are located within half-mile distance.

The existing Fred Young Specific Plan area has an internal walkway network and a vehicular circulation system with multiple parking areas only accessible to residents and permitted visitors. The surrounding streets to the Fred Young Specific Plan include Dr. Carreon immediately to the north and Van Buren Street to the east. Dr. Carreon Boulevard is a two-lane undivided east/west roadway 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 also a two-lane divided roadway 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 project 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. According to this traffic study, 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. The proposed project does not appear to currently require public street 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. Buildout of the Fred Young Specific Plan will include the necessary street and signalization improvements in accordance with the City requirements. Less than significant impacts are expected to result from project implementation. A copy of the Traffic Impact Study is provided in Appendix C.

Human Population

According to the City of Indio web site on demographics, the most recent population estimate based on 2015/16 U.S. Census Data is approximately 89,000 with an average household size of 3.18. The project is found in a developed area with existing residences and infrastructure.

The proposed project would establish new housing facilities and maintain the community with a maximum of 950 affordable housing units per the Fred Young Specific Plan. Based on the average household size of 3.18, the proposed project of 100 residential units has the potential to accommodate a population of approximately 318 residents. Project implementation will result in housing opportunities to serve the 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. Local residents, particularly those that live within the existing Fred Young Specific Plan area, will benefit from improved housing opportunities resulting from the project.

The Fred Young Specific Plan represents a design strategy to provide housing and community services at a location that meet the needs of the local community. The proposed project forms part of such plan and would not promote growth or other impacts that have not already been accounted for in the overall project and City of Indio General Plan or Specific Plan. The proposed phase of apartments will be constructed in a manner consistent with the projected growth rates and available community facilities that serve it. Additionally the project includes a property management company that will maintain the community amenities located on the site and enforce property security which will alleviate any potential impacts to the public and community services provided in the City of Indio. As originally intended, the 100 proposed apartments for this phase of the project will positively serve local residents and therefore help meet the local housing demand. Future phases of the project will continue this trend.

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 with 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 prepared for the Fred Young Specific Plan. 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. A copy of the Noise Impact Study is provided in Appendix D.

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. The Mitigated Negative Declaration examined the environmental impacts and concluded that all of the impacts of the Project could be mitigated to a less than significant level.

Reaction to Project

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

The existing residents of the Fred Young Farmworker housing development were invited to participate in community meetings that provided information relative to the proposed improvements of all of the construction phases of the redevelopment of their community into the Villa Hermosa Project. They were invited to provide input relative to the new proposed amenities such as the community pool and laundromats. They were also informed of the schedule of demolition of the old Fred Young structures and the logistics of relocating the residents to the new Villa Hermosa homes. Public information meetings were conducted as part of the CEQA Process described below.

On September 22, 2010 and October 13, 2010, the Planning Commission conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Fred Young Specific Plan project, considered the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program, and concluded its proceedings; and, on December 1, 2010 and December 15, 2010, the City Council conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed project, considered the Mitigated Negative Declaration, and concluded its proceedings. Approval of the project took place on December 15, 2010. Site and building Design as well as questions relating to project funding and community safety were asked. CVHC was able to respond to these questions to the satisfaction of the Commission and Council by describing the long and careful process that included community input and regulatory requirements.

The question of safety in the community was addressed by CVHC describing the strict leasing guidelines that have been developed for the project. Credit checks and criminal background checks were a couple of the measures mentioned that have worked to improve the safety of the community for existing, future and surrounding residents. Additionally, very strict guidelines are included in all of the phases of development of the project relative to prohibited activities on the site. All of the requirements are further enforced by onsite management that monitors the community for lease violations. A copy of the California Environmental Quality Act (CEQA) Notice of Declaration is provided in Exhibit 5.

Exhibit 1

USGS Topographic Map

Exhibit 2

Floodplain Maps and FIRMette





N VALLEY STORMWATER CHANNEL

ZONE A

ZONE X
AREA WITH REDUCED FLOOD RISK
DUE TO LEVEE

INDIO BLVD




INDIO BLVD

VAN BUREN ST

PROJECT
SITE

ZONE X
AREA WITH REDUCED FLOOD RISK
DUE TO LEVEE

LEGEND

	PROJECT
	ZONE X PROTECTED BY LEVEE
	ZONE A

Indio
060255

DOCTOR CARREON BOULEVARD

CHRISTIANSEN STREET

25

GOAL AVENUE

DOVE STREET

BLUE JAY STREET

CARDINAL AVENUE

SANDPIPER AVENUE

BISMARCK COURT

SANTA FE COURT

BOISE COURT

SACRAMENTO AVENUE

AUSTIN DRIVE

STOWERS

DUVAL

BOBOLINK STREET

OUNDERSON STREET

DUVAL STREET

EAST
EAST

HANSEN

MONASH

COVERDALE STREET

VAN BUREN STREET

MANILA AVENUE

LEYTE AVENUE

CORREGIDOR AVENUE

LINGAYAN AVENUE

LUZON STREET

PHILLA

DIO



MAP SCALE 1" = 500'

50 0 500 1000

FEET

METER

NFIP

PANEL 2254G

FIRM

FLOOD INSURANCE RATE MAP
RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 2254 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COACHELLA CITY OF	060249	2254	G
IND. CITY OF	060255	2254	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
0606CC2254G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

DEFINITIONS OF FEMA FLOOD ZONE DESIGNATIONS

Moderate to Low Risk Areas
In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
X (Shaded)	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Insurance purchase is not required in these zones.
X	Areas determined to be outside the 0.2% annual chance floodplain.

High Risk Areas
In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
AE	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones. For areas of alluvial fan flooding, velocities are also determined.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk – Coastal Areas
 In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

EXHIBIT 3 – SITE PHOTOGRAPHS

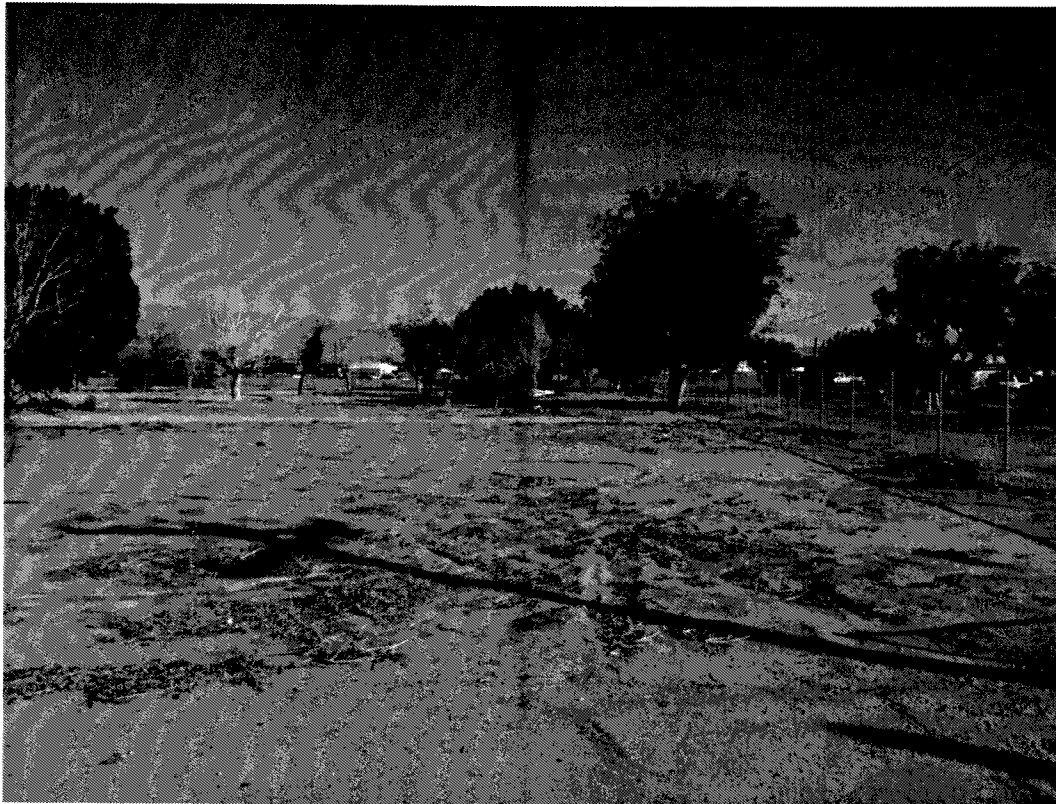
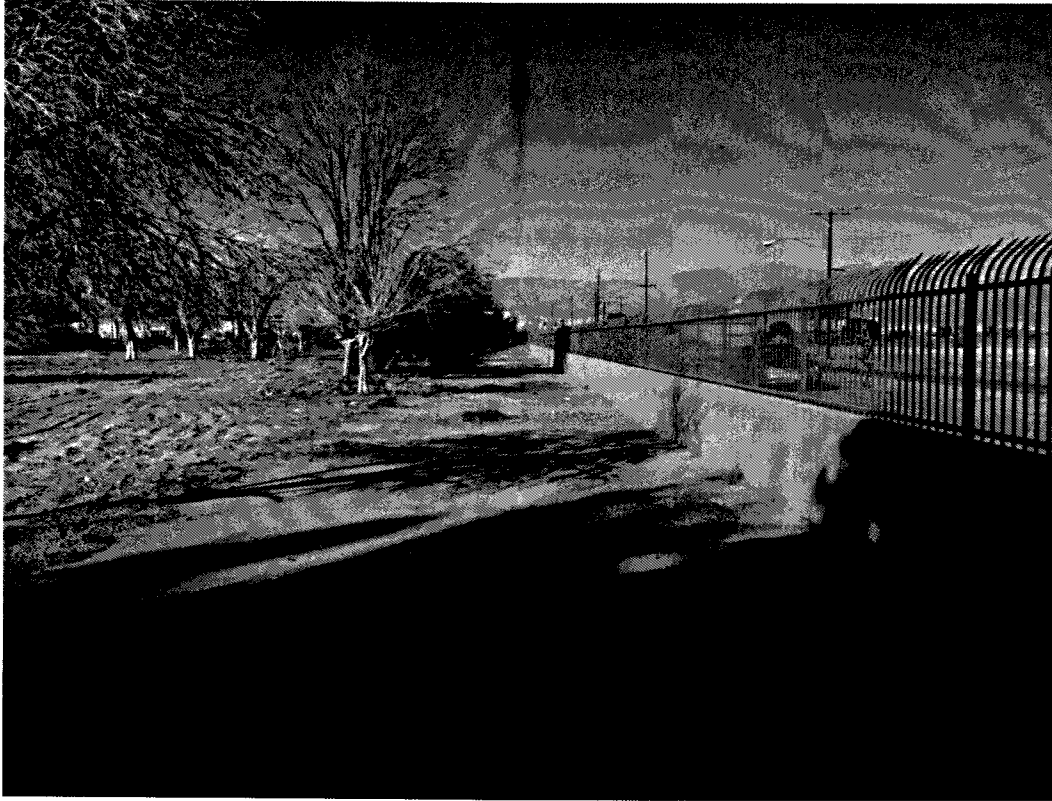
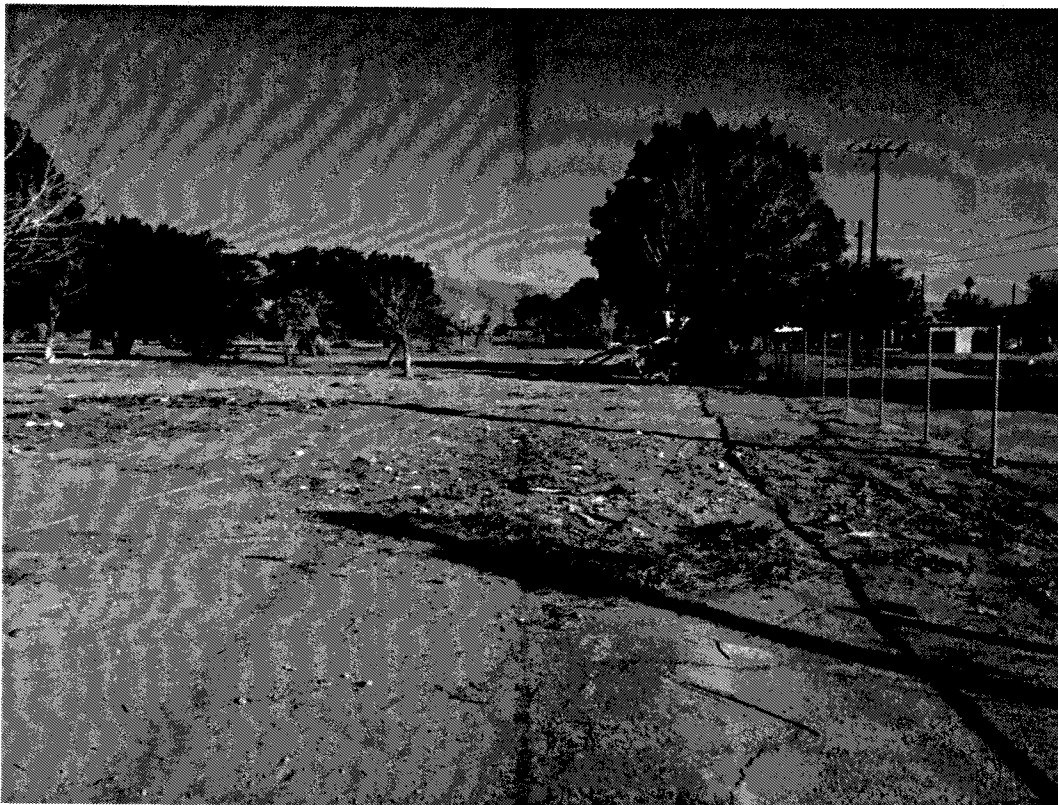
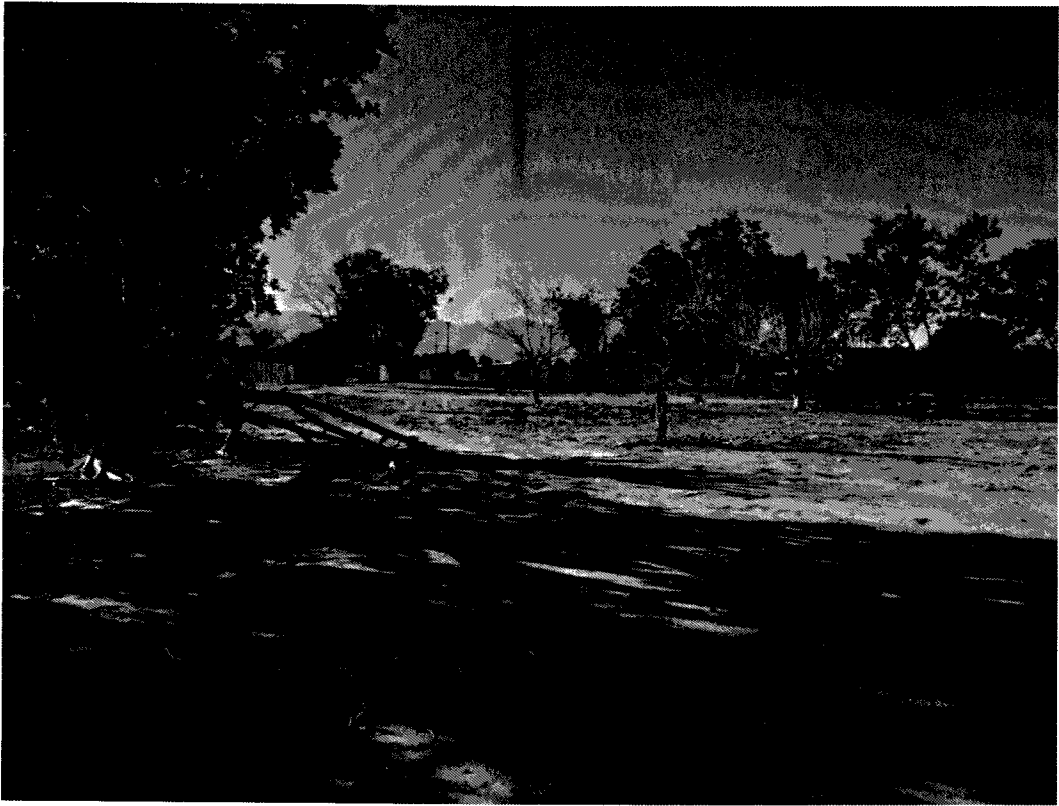
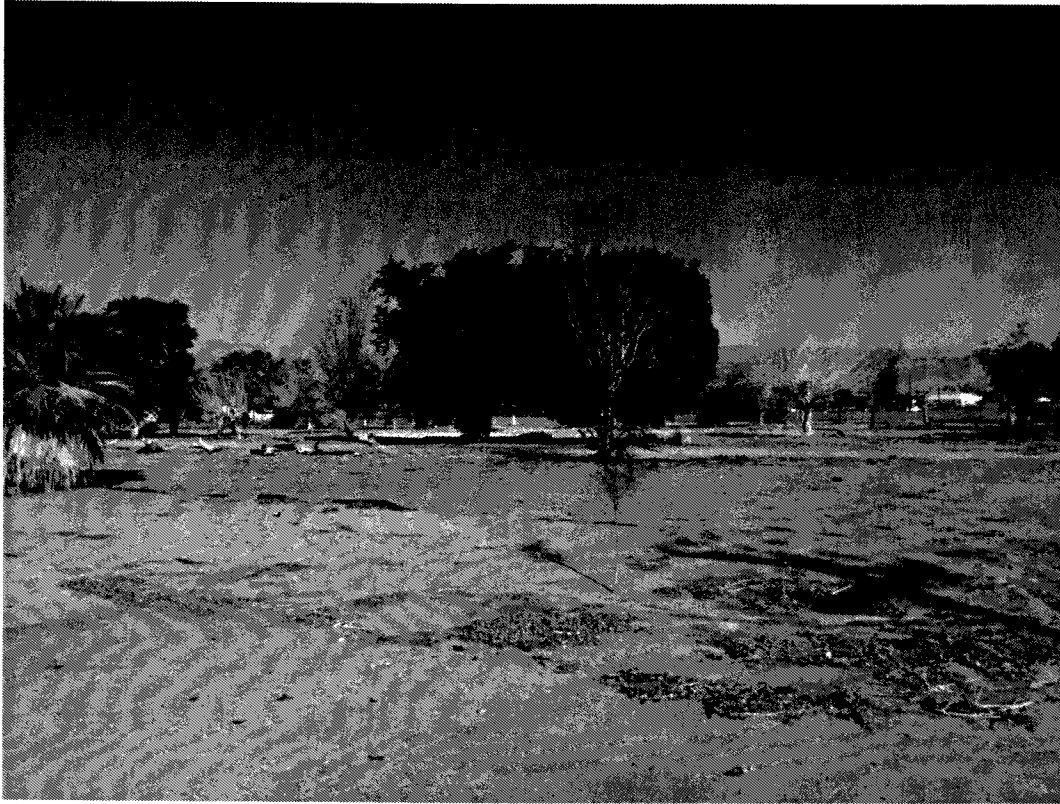
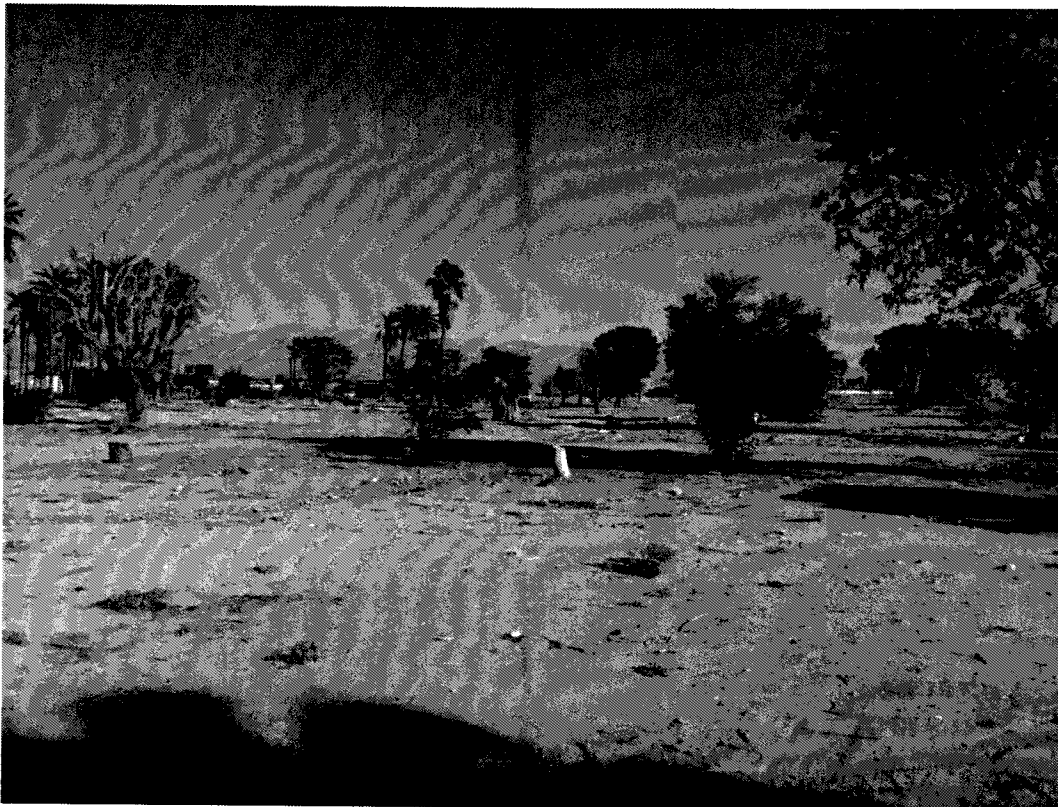


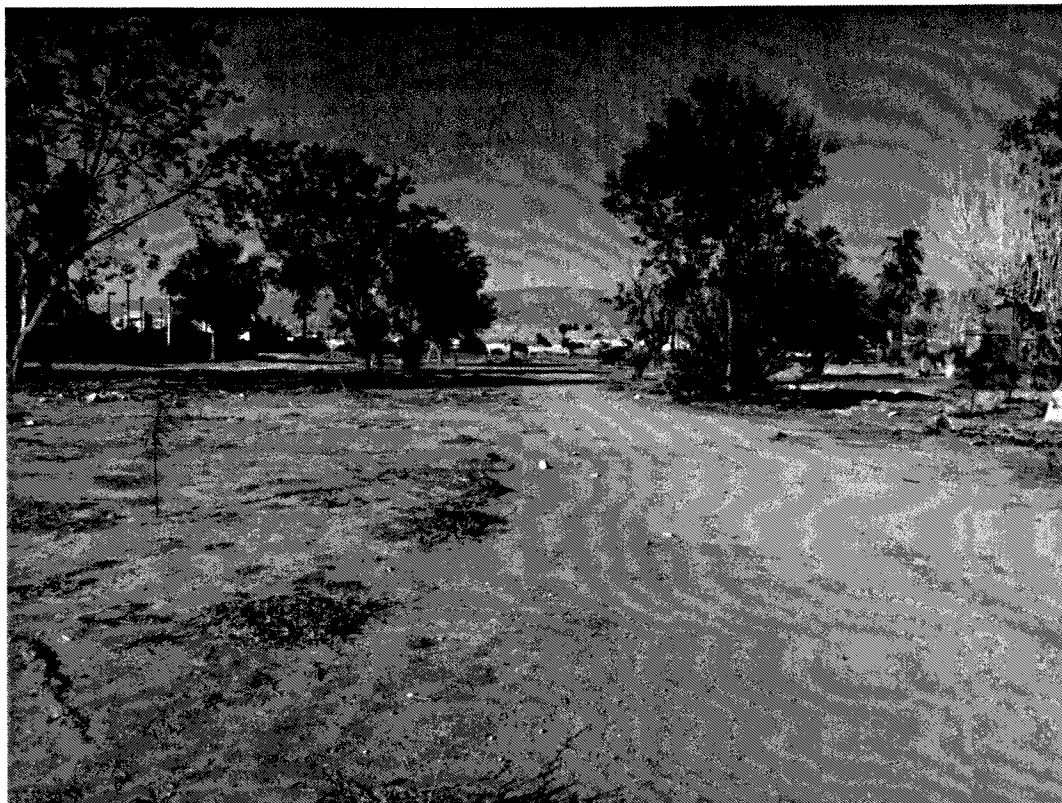
Exhibit 3

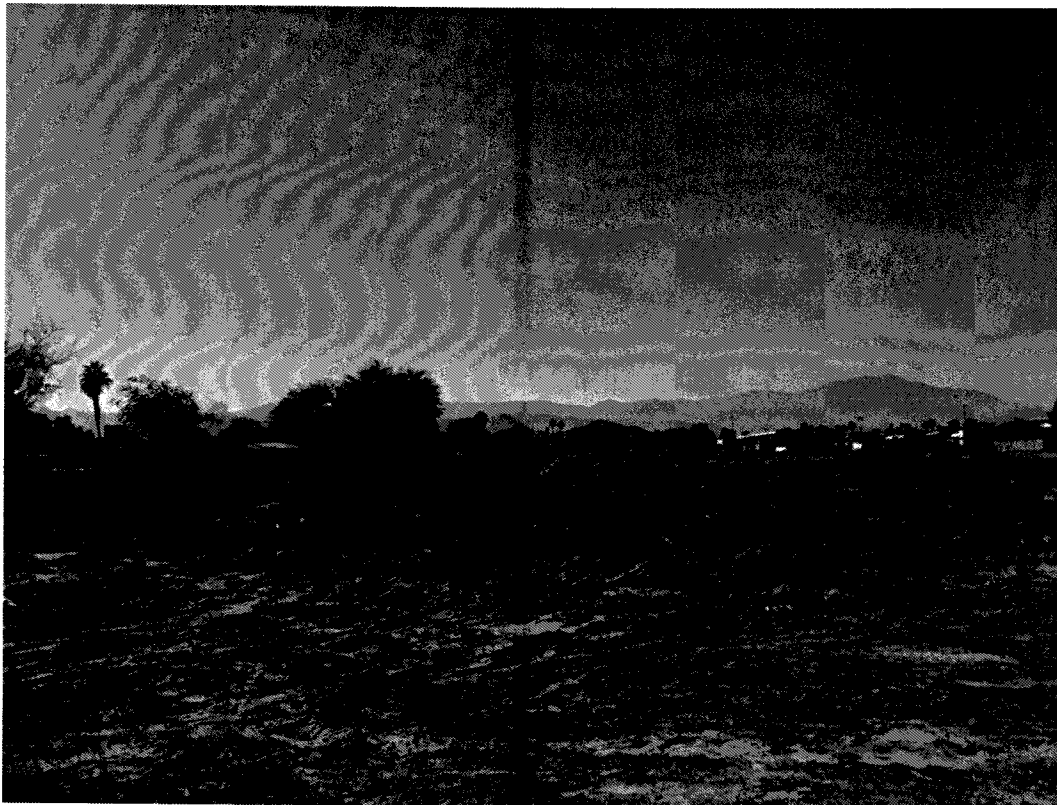
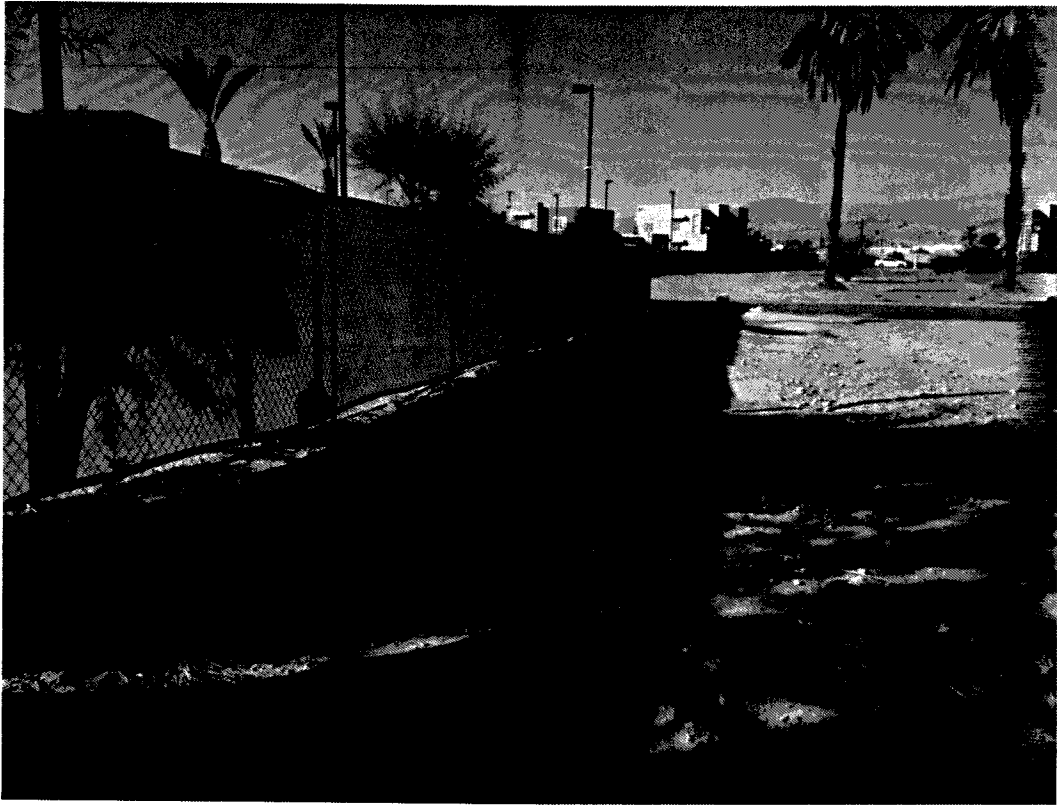
Site Photographs

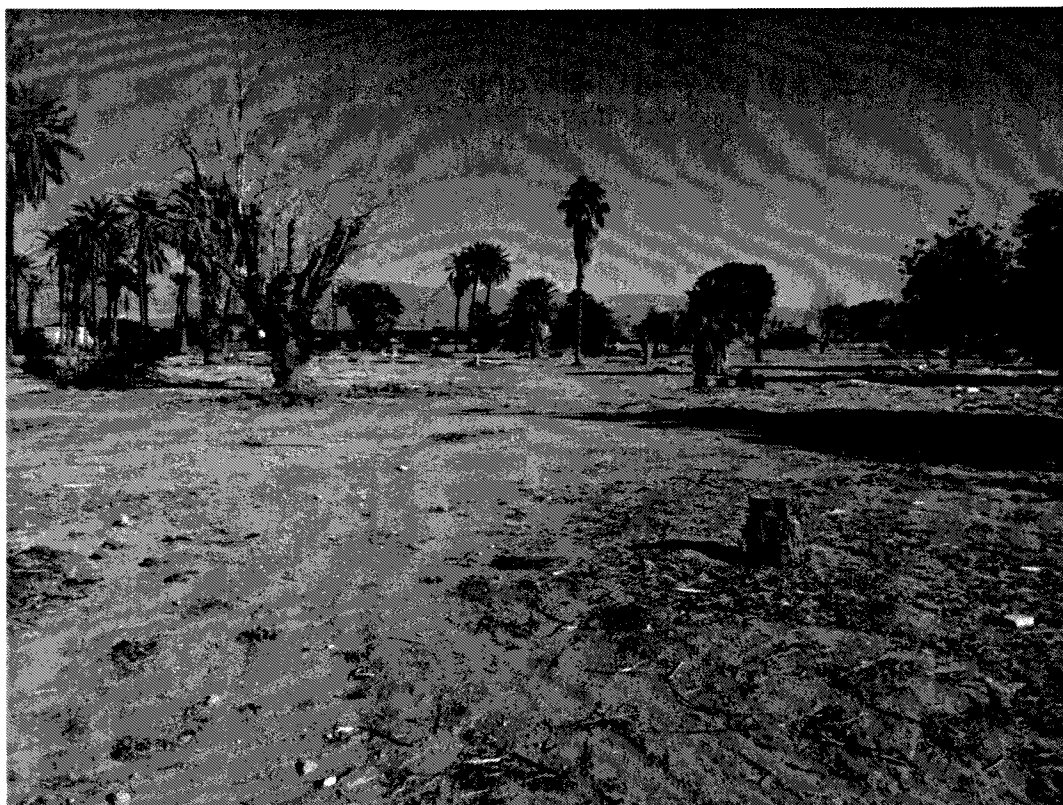
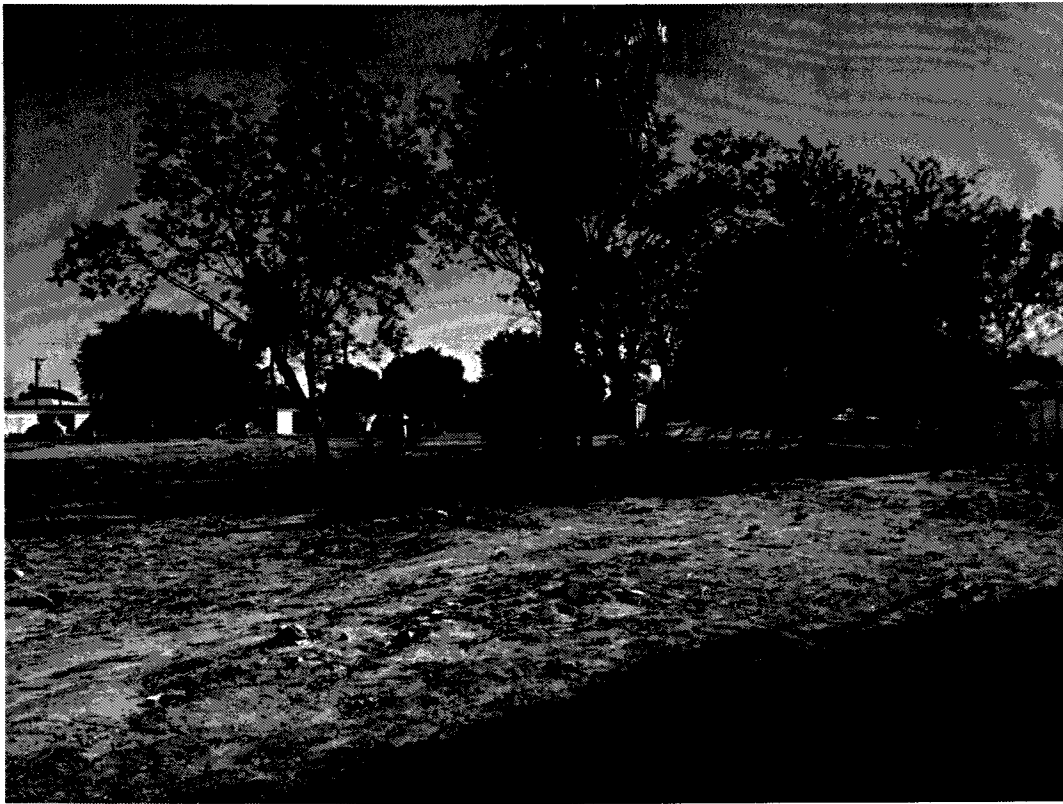












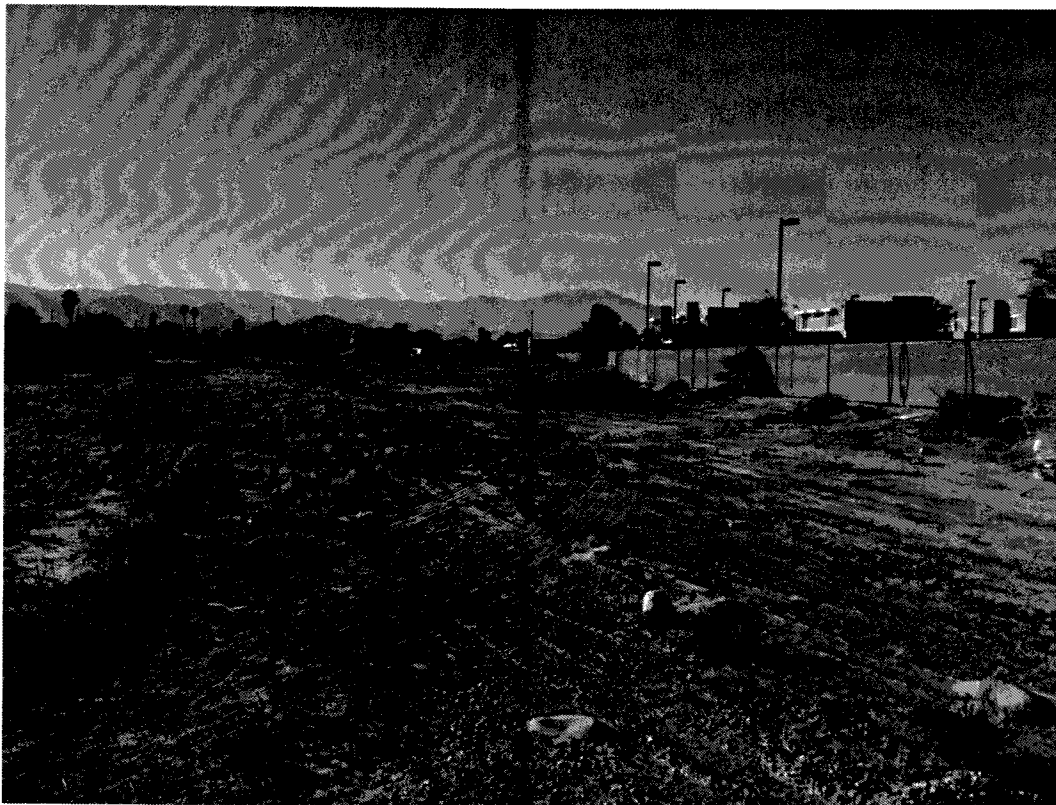
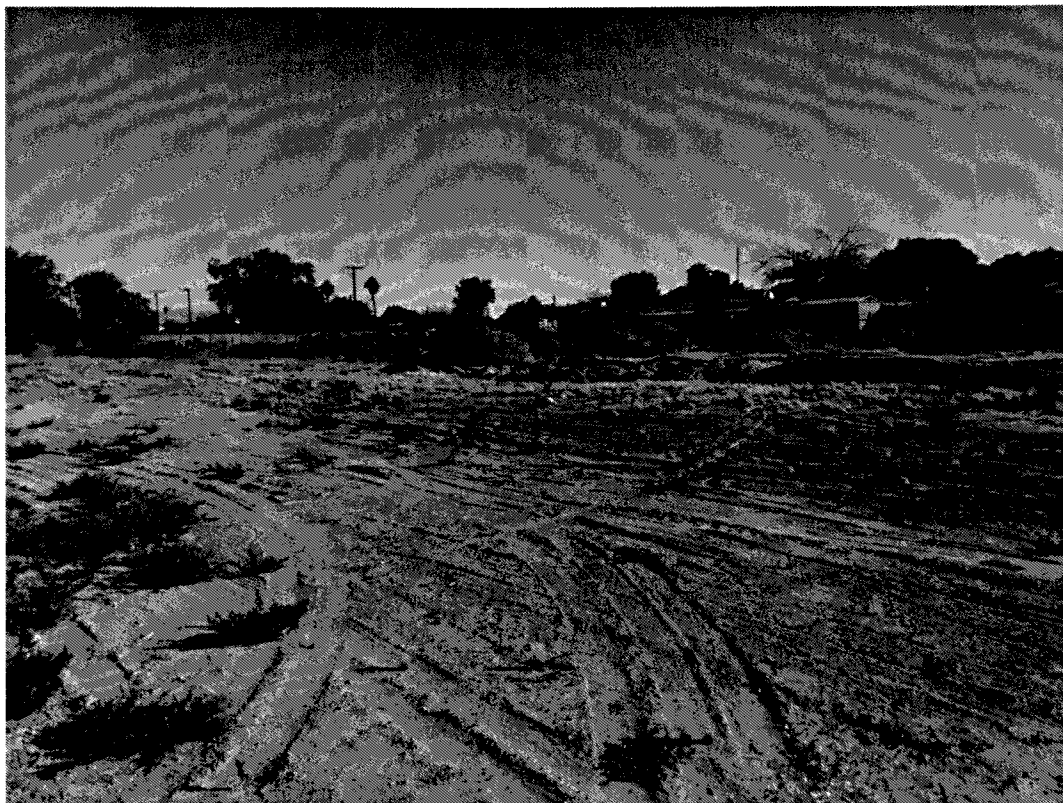
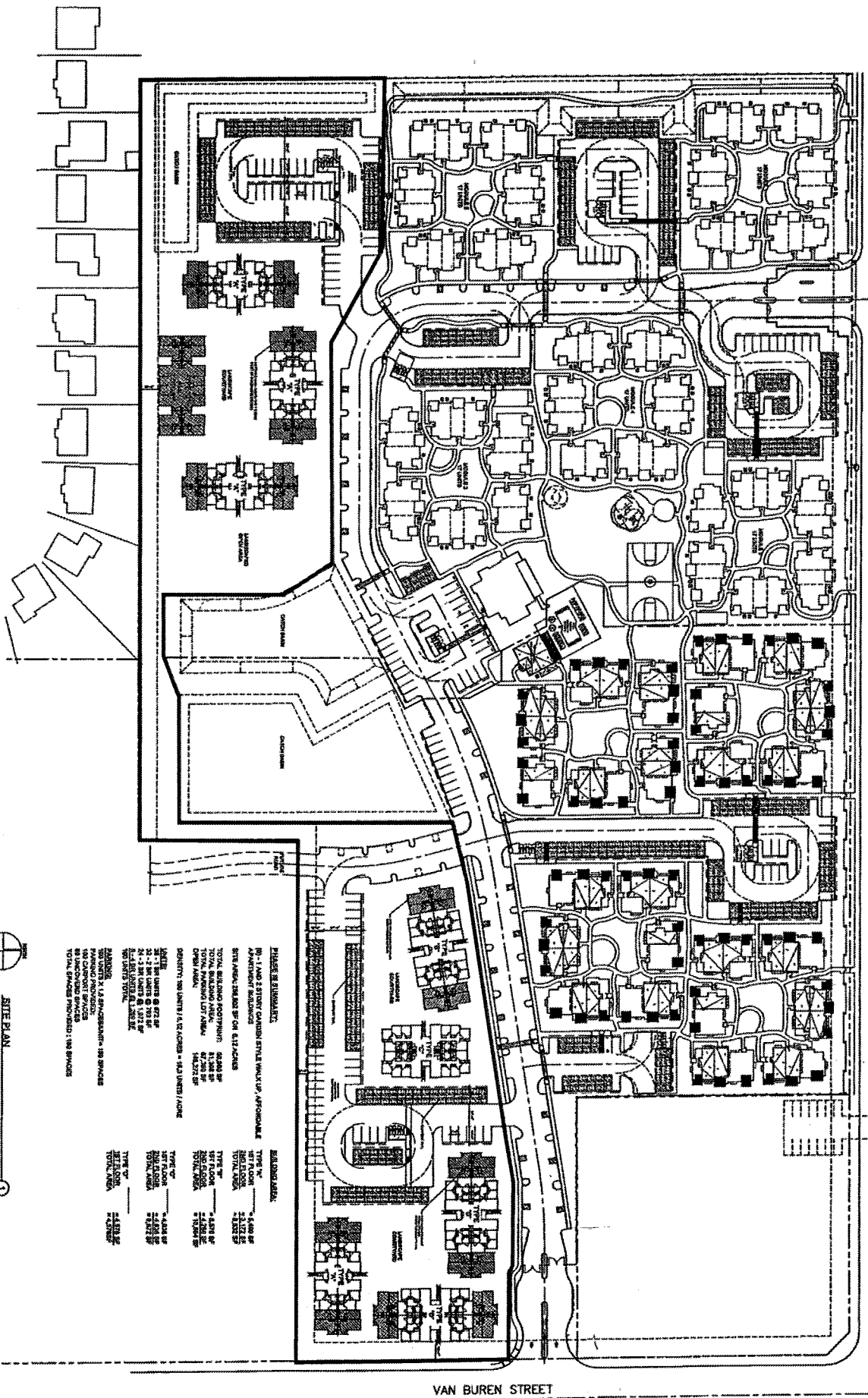




Exhibit 4

Aerial Photograph





PHASE 3 SUMMARY

TYPE	TYPE 'A'	TYPE 'B'	TYPE 'C'	TYPE 'D'	TYPE 'E'	TYPE 'F'	TYPE 'G'	TYPE 'H'	TYPE 'I'	TYPE 'J'	TYPE 'K'	TYPE 'L'	TYPE 'M'	TYPE 'N'	TYPE 'O'	TYPE 'P'	TYPE 'Q'	TYPE 'R'	TYPE 'S'	TYPE 'T'	TYPE 'U'	TYPE 'V'	TYPE 'W'	TYPE 'X'	TYPE 'Y'	TYPE 'Z'
UNIT COUNT	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300	1350
TOTAL UNIT COUNT	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300	1350
TOTAL BUILDING AREA	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	70,000	75,000	80,000	85,000	90,000	95,000	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000
TOTAL PARKING AREA	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000	10,500	11,000	11,500	12,000	12,500	13,000	13,500
TOTAL LANDSCAPE AREA	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000	10,500	11,000	11,500	12,000	12,500	13,000	13,500
TOTAL SITE AREA	12,000	16,500	22,000	27,500	33,000	38,500	44,000	49,500	55,000	60,500	66,000	71,500	77,000	82,500	88,000	93,500	99,000	104,500	110,000	115,500	121,000	126,500	132,000	137,500	143,000	148,500