

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



ITEM: 3.30
(ID # 27668)

MEETING DATE:
Tuesday, May 20, 2025

FROM : HOUSING AND WORKFORCE SOLUTIONS


SUBJECT: HOUSING & WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for JFM Villas Project, a Two-Phase Affordable Housing Apartment Community for Low-Income Qualified Households (Proposed Project), Located in the City of Indio, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 4. [100% Housing Choice Voicer Program Project Based Vouchers - \$0]

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 JFM Villas affordable housing Project, a two-phase affordable housing apartment community for qualified low-income households (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) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) for the Proposed Project;

Continued on page 2


ACTION:Policy


Heidi Marshall, Director 4/21/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 20, 2025
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Housing Choice Voucher Program Project Based Vouchers			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Coachella Valley Housing Coalition (Developer), a California nonprofit public benefit corporation and an affordable housing developer, was awarded a total of fifty (50) Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) through a competitive Request for Proposals released by the Housing Authority of the County of Riverside (HACR) on May 5, 2022, for the development of JFM Villas Apartments, a two-phase affordable housing apartment community for qualified low-income households (Proposed Project). The Proposed Project will be located on approximately 8.1 acres of land located on 47-155 Van Buren, CA 92201, in the City of Indio, Riverside County, California, identified as Assessor Parcel Numbers 612-170-013 (Property).

	PBVs	Unit Type
Phase I (JFM Family Villas)	25	21 one-bedroom units and 4 two-bedroom
Phase II (JFM Senior Villas)	25	9 studio units, 13 one-bedroom units, and 3 two-bedroom units
	50	Total Assisted Units

The Proposed Project will consist of a total of 150-units within the two phases. Phase I will consist of 100 units: 31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit for qualifying low-income farm worker families. Phase II will consist of 50 units: 16 studio units, 24 one-bedroom units, 9 two-bedroom

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units, and 1 two-bedroom manager's units for qualified low-income seniors. The PBVs will serve as a rental subsidy for both phases. Each Phase will have its own HCVP waitlist managed by HACR.

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the 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, through its Housing and Workforce Solutions Department (HWS), 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 5, 2025, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS 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 and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the County EA and FONSI and RROF was published on April 21, 2025 pursuant to 24 Code of Federal Regulations Section 58.43 and is attached hereto.

Staff recommends that the Board approve and execute the attached 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

JFM Villas project will have a positive impact on community members and businesses in the County of Riverside as it provides housing for low-income farmworker families as well as creates jobs for local residents.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with Housing Choice Voucher Program Project Based Vouchers.

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STATE OF CALIFORNIA**

Attachments:

- County of Riverside Environmental Assessment and Finding of No Significant Impact
- Request for Release of Funds – PBVs
- Public Notice and Proof of Publication


Brianita Lontajo, Principal Management Analyst 5/14/2025


Aaron Gettis, Chief of Deputy County Counsel 5/13/2025

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. 08/31/2023)

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) Housing Choice Voucher PProgram (HCVP) Project Based Voucher	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County, Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	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 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) HUD- Project Based Vouchers/ JFM Villas	10. Location (Street address, city, county, State) 47155 Van Buren Indio, Riverside County, California
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11. Program Activity/Project Description

The proposed project includes the use of 50 Project Based Vouchers (PBV) by Coachella Valley Housing Coalition, a California nonprofit public benefit corporation, to construct two phases of JFM Villas (Proposed Project), a 150 unit affordable housing project for low income families and seniors located at 47-155 Van Buren, CA 92201, in the City of Indio, Riverside County, California, identified as Assessor Parcel Numbers 612-170-013. Phase I, JFM Family Villas, was awarded (25) PBVs and will consist of 100 units: 31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit for qualifying low-income farm worker families. Phase II, JFM Senior Villas was awarded 25 PBVs and will consist of 50 units: 16 studio units, 24 one-bedroom units, 9 two-bedroom units, and 1 two-bedroom manager's units for qualified low-income seniors. The units will be rented to low income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside.

In addition to Project Based Vouchers other financing sources for the Proposed Projects are anticipated to include \$19,142,452 from the Multifamily Housing Program, \$6,612,450 from Joe Serna Jr. Farmworker Housing Grant, \$3,933,781 in a First Mortgage, \$39,987,612 from a Wells Fargo tax exempt construction loan, \$23,438,121 from a taxable construction loan, \$2,300,000 deferred developer fee, \$100 from general partner equity and \$47,898,738 in limited partner equity.

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

X



Title of Certifying Officer

V. MANUEL PEREZ
CHAIR, BOARD OF SUPERVISORS

Date signed

MAY 20 2025

Address of Certifying Officer

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

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

Signature of Authorized Officer of the Recipient

X

Title of Authorized Officer

Date signed

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)

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY: 
AMRIT P. DHILLON

5/13/2025
DATE

form HUD-7015.15 (1/99)

ATTEST:
KIMBERLY A. RECTOR, Clerk

By

DEPUTY

MAY 20 2025 3:30



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: JFM-Villas-Apartments

HEROS Number: 900000010462423

Start Date: 04/01/2025

Project Location: 47155 Van Buren St, Indio, CA 92201

Additional Location Information:

47155 Van Buren St., in the City Indio, Riverside County, California. Riverside County Assessor Parcel Number 612-170-013. The Project site is at the northern portion of the existing Fred Young Farm Labor Camp. The Project is located within the N1/2 of the SE1/4 of Section 25, T. 5S., R. 7E, SBB&M. At finance closing the Property will be subdivided into two parcels; one for Phase I on 2.58 acres of vacant land and Phase II on 5.53 acres of vacant land.

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

The JFM Villas Apartments (Project) on 8.11 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City Indio, Riverside County, California (Project site), is divided into two phases, which are being constructed simultaneously: the JFM Villas Senior Apartments (Phase I) will consist of 49 affordable housing units, including 1 manager's unit on 2.58 acres on the Project site, and the JFM Villas Family Apartments (Phase II) will consist of 100 affordable housing units, including 1 manager's unit on 5.53 acres on the Project site. The project is part of Phase 5 of the Villa Hermosa development under the Fred Young Specific Plan. The City of Indio completed a CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010, which included the project site. At that time, the site contained residential structures from the Fred Young farmworker complex, but these have since been demolished, leaving the site vacant with minimal landscaping. Full demolition and grading will occur during project development. CVHC, the project sponsor, owns the site. Phase I will consist of 16 Studio, 24 one- bedroom, and 10 two- bedroom units. Site amenities will include a 3,500 sq. ft community room, a computer lab, an on-site manager's office, and a fitness room. Service amenities will include an on-site Service Coordinator, ESL classes and computer training. The service coordinator will provide residents with information about available services in the community, assist residents to access services through referral and advocacy, organize community-building and/or other enrichment activities for residents such as holiday events, etc. Formal outdoor recreation areas include 17,500 square feet of landscaped courtyard/green space and will include tot lots and a sports court. All units feature energy star rated efficient refrigerators, washers, dryers, dishwashers, stoves/ovens, garbage disposals, heat/air conditioners,

carpeting, and blinds. The construction of all residential building, community buildings, will be wood frame, with color stucco walls, and flat roofs constructed on concrete slab foundation. All buildings will conform to HUD building code standards. The project will be powered entirely through electricity with no connections to natural gas infrastructure. Phase I will be financed separately and will begin construction before the Phase II. Phase II will consist of 31 one-bedroom, 34 two-bedroom, 26 three-bedroom, and 8 four-bedroom units, as well as one three-bedroom manager unit. Site amenities will include a 5,000 sq. ft. community room/computer lab/childcare center, an on-site manager's office, and an on-site case managers office. Formal outdoor recreation areas include roughly 16,000 square feet of landscaped courtyard/green space and will include tot lots and a sports court. Service amenities will include computer training, educational/job readiness classes, an afterschool program, ESL classes and a myriad of services provided by Riverside University Health System (Behavioral Health). The Behavioral Health services include crisis intervention, psychiatric assessments, recovery management, medication services, case management, and dual-diagnosis treatment. All services will be provided free of charge to the residents. The Housing Authority of the County of Riverside (HACR) will contribute 25 Project Based Vouchers (PBVs) of federal funding from the Housing Choice Voucher Program to each phase; and thus, it is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58. Rents will be set at 30%, 40%, 50% and 60% of area median income.

Funding Information

Grant Number	HUD Program	Program Name	
PB4-22-001	Public Housing	Housing Choice Voucher Program	\$0.00

Estimated Total HUD Funded Amount: \$26,100,960.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$68,035,170.00

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
Permits, reviews, and approvals	Approved Fred Young Specific Plan, 2010; Approved Phases 1, 2 and 3.

Project Mitigation Plan

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: Nicole Sanchez Date: 5/12/2025

Name / Title / Organization: Nicole Sanchez / / RIVERSIDE COUNTY

Certifying Officer Signature: V. M. Perez Date: MAY 20 2025

Name / Title: V. MANUEL PEREZ, CHAIR, 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).

FORM APPROVED COUNTY COUNSEL
BY: Amrit P. Dhillon 5/13/2025
AMRIT P. DHILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk

By [Signature]
DEPUTY

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

Project Information

Project Name: JFM-Villas-Apartments

HEROS Number: 900000010462423

Start Date: 04/01/2025

Responsible Entity (RE): RIVERSIDE COUNTY, 1151 Spruce St Riverside CA, 92507

RE Preparer: Nicole Sanchez

State / Local Identifier: California

Certifying Officer: V. Manuel Perez, Chair

Grant Recipient (if different than Responsible Entity): Coachella Valley Housing Coalition

Point of Contact: Mary Ann Ybarra

Consultant (if applicable): Terra Nova Planning & Research, Inc.

Point of Contact: Nicole Sauviat Criste

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

FORM APPROVED COUNTY COUNSEL

BY

AMRIT P. HILLON

DATE

5/13/2025

By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 47155 Van Buren St, Indio, CA 92201

Additional Location Information:

47155 Van Buren St., in the City Indio, Riverside County, California. Riverside County Assessor Parcel Number 612-170-013. The Project site is at the northern portion of the existing Fred Young Farm Labor Camp. The Project is located within the N1/2 of the SE1/4 of Section 25, T. 5S., R. 7E, SBB&M. At finance closing the Property will be subdivided into two parcels; one for Phase I on 2.58 acres of vacant land and Phase II on 5.53 acres of vacant land.

Direct Comments to:

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

The JFM Villas Apartments (Project) on 8.11 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City Indio, Riverside County, California (Project site), is divided into two phases, which are being constructed simultaneously: the JFM Villas Senior Apartments (Phase I) will consist of 49 affordable housing units, including 1 manager's unit on 2.58 acres on the Project site, and the JFM Villas Family Apartments (Phase II) will consist of 100 affordable housing units, including 1 manager's unit on 5.53 acres on the Project site. The project is part of Phase 5 of the Villa Hermosa development under the Fred Young Specific Plan. The City of Indio completed a CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010, which included the project site. At that time, the site contained residential structures from the Fred Young farmworker complex, but these have since been demolished, leaving the site vacant with minimal landscaping. Full demolition and grading will occur during project development. CVHC, the project sponsor, owns the site. Phase I will consist of 16 Studio, 24 one-bedroom, and 10 two-bedroom units. Site amenities will include a 3,500 sq. ft community room, a computer lab, an on-site manager's office, and a fitness room. Service amenities will include an on-site Service Coordinator, ESL classes and computer training. The service coordinator will provide residents with information about available services in the community, assist residents to access services through referral and advocacy, organize community-building and/or other enrichment activities for residents such as holiday events, etc. Formal outdoor recreation areas include 17,500 square feet of landscaped courtyard/green space and will include tot lots and a sports court. All units feature energy star rated efficient refrigerators, washers, dryers, dishwashers, stoves/ovens, garbage disposals, heat/air conditioners, carpeting, and blinds. The construction of all residential building, community buildings, will be wood frame, with color stucco walls, and flat roofs constructed on concrete slab foundation. All buildings will conform to HUD building code standards. The project will be powered entirely through electricity with no connections to

natural gas infrastructure. Phase I will be financed separately and will begin construction before the Phase II. Phase II will consist of 31 one-bedroom, 34 two-bedroom, 26 three-bedroom, and 8 four-bedroom units, as well as one three-bedroom manager unit. Site amenities will include a 5,000 sq. ft. community room/computer lab/childcare center, an on-site manager's office, and an on-site case managers office. Formal outdoor recreation areas include roughly 16,000 square feet of landscaped courtyard/green space and will include tot lots and a sports court. Service amenities will include computer training, educational/job readiness classes, an afterschool program, ESL classes and a myriad of services provided by Riverside University Health System (Behavioral Health). The Behavioral Health services include crisis intervention, psychiatric assessments, recovery management, medication services, case management, and dual-diagnosis treatment. All services will be provided free of charge to the residents. The Housing Authority of the County of Riverside (HACR) will contribute 25 Project Based Vouchers (PBVs) of federal funding from the Housing Choice Voucher Program to each phase; and thus, it is subject to National Environmental Policy Act (NEPA) review by Housing and Urban Development (HUD). The project does not qualify for a categorical exclusion; thus, an Environmental Assessment must be prepared consistent with 24 CFR Part 58. Rents will be set at 30%, 40%, 50% and 60% of area median income.

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

The Project is Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan. The City of Indio completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. Phase I will be designed to provide a high-quality living environment for low and very low-income seniors. Twenty-Four of the units will be set aside for Retired (Senior) Farmworkers. One on-site manager unit will also be developed. Rents will be set at 30%, 40%, and 50% of area median income. Phase II will be designed to provide a high-quality living environment for low and very low-income families. More than 30% of the 99 affordable units are three bedrooms or larger, reflecting the needs of large families. Rents will be set at 30%, 40%, 50% and 60% of area median income.

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

The Project site once housed units from the Fred Young Farm Labor Camp; however, those units have since been demolished. The site is located in a mixed residential and commercial area. To the North of the site is the Villa Hermosa - Phase III development, to the East is the Coachella Valley Rescue Mission, to the South is the existing Fred Young Farm Labor housing and community center, to the West is a single-family residential neighborhood. The Martin Van Buren Elementary School is located less than 400 feet south of the Project site.

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

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	Funding Amount
PB4-22-001	Public Housing	Housing Choice Voucher Program	\$0.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$26,100,960.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$68,035,170.00

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 is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. As shown in Exhibit 1, the Project site is located approximately 25,781 feet from the Jacqueline Cochran Regional Airport, and approximately

		26,037 feet from the Bermuda Dunes Airport. (Source: Google Earth 7.3.4.8248 (64-bit), accessed December 9, 2021, see Exhibit 1.)
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	The Project Site is located in inland Coachella Valley area of Riverside County and approximately 80 miles from the nearest coastline. The site is not located within or near a designated Coastal Barrier Resource System Unit per FEMA's National Flood Insurance Rate Map 06065C2254H dated March 6, 2018. (Source: National Flood Insurance Program Flood Insurance Rate Map Panel 06065C2254H, see Exhibit 2).
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	The Project site is not located within or near a designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C2254H dated March 6, 2018. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (Zone X). (Source: National Flood Insurance Program Flood Insurance Rate Map Panel 06065C2254H, see Exhibit 2).
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is located in the Salton Sea Air Basin (SSAB) portion of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to the 2016 SCAQMD Air Quality Management Plan (AQMP), and the Coachella Valley region is subject to the 2003 Coachella Valley PM10 State Implementation Plan (CV PM10 SIP). SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. Criteria air pollutants are contaminants for which state and federal air quality standards have been established. The SSAB exceeds state and federal standards for fugitive dust (PM10) and ozone (O3). Specifically, the SSAB is in "serious" non-attainment for

		fugitive dust (PM10) and "severe-15" non-attainment for ozone (O3). Ambient air quality in the project area does not exceed federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, particulate matter 2.5, hydrogen sulfide, or vinyl chloride. Buildout of the Project will result in air quality impacts during construction and operation. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to project air quality emissions that will be generated by the Project (Appendix A).
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project site is located in the City of Indio, Riverside County, California, as shown in the Regional Location Map (Exhibit 4). As shown in the Coastal Zone Boundary Maps by the California Coastal Commission (Exhibit 3), Riverside County is inland and does not contain any Coastal Zones. The Project site is located 80+/- miles from the nearest Coastal Zone. (Source: California Coastal Commission Maps, Coastal Zone Boundary, see Exhibit 3.)
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land. A Phase I Environmental Site Assessment was conducted in in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13 for the 4.95-acre Project site in 2021, including: site reconnaissance; review of site geology and hydrogeology; record and document review; and historic map and aerial photo review. The assessment revealed no evidence of recognized environmental conditions in connection with the Project site except for the following: * Due to the proximity of

		<p>the site relative to prior off-site leaking underground fuel tanks located approximately 1,000 feet north to northeast, there is a potential of groundwater contamination underlying the site. However, because groundwater will not be utilized for future development of the site and the depth to groundwater is greater than 40 feet below the ground surface, no action is recommended. * Due to the nature of construction materials used in the pre-existing buildings before 1974, there is the potential of asbestos containing materials and lead based paints in the near-surface soils at the site. It is recommended that soil sampling of the upper 1 foot of soil should be conducted to further assess the potential of elevated lead and asbestos at the site. This should be conducted following the removal of the existing structures on the site. In April 2020, a Limited Asbestos Survey was conducted for the pre-existing buildings on the Project site and vicinity by state licensed personnel. The survey consisted of sampling the pre-existing unoccupied residential buildings. The survey indicated asbestos was present in some materials in existing buildings on the Project site and vicinity. The survey recommended that any removal of asbestos containing materials be performed by a California Licensed Asbestos Abatement Contractor, and should be handled, stored and disposed of according to all local, state, and federal regulations. A California Licensed Asbestos Abatement Contractor, Demo Unlimited, Inc. was hired to remove the buildings and conduct the asbestos abatement on the Project site and vicinity. Certificates of Project Completion were issued in September 2020, confirming removal</p>
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		<p>and proper disposal of asbestos for four of the six buildings. Demo Unlimited, Inc. confirmed that no asbestos was identified in the other two buildings. Upon completion of demolition, a representative of the City of Indio Building Department conducted the final inspection on December 2, 2020. (Source: Report of Phase I Environmental Site Assessment JFM Villas Family Apartments Villa Hermosa Phase 5, prepared by R M Environmental, Inc. December 27, 2021; Limited Asbestos Survey Villa Hermosa Project 47155 Van Buren Street Indio, California 92201, prepared by H2 Environmental Consulting Services, Inc., April 9, 2020; Villa Hermosa Demolition and Disposition Plan; Villa Hermosa Project - Building A Certificate of Project Completion; Villa Hermosa Project - Building B, F, N Certificate of Project Completion; Email communication with Demo Unlimited Inc., January to February 2022.)</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan September 2007, Figure 3-1 and 4-1, see Exhibit 6 & 7.) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 managers unit on roughly 4.95 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is part of Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative</p>

		<p>Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping plants. No native habitat remains on the subject site. The Project site was fully developed in an urban setting, and was found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis, or any area with potential for plant species according to the City of Indio General Plan. The Project site is within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which sets forth policies for conservation of species habitats and natural communities. According to the CVMSHCP, the site occurs in developed areas (urban), is not in or near any designated Conservation Area, and there are no significant biological resources on the property (Exhibit 6 & 7). No impacts to candidate, sensitive or special status species are anticipated to result from development of the proposed Project. The 2010 Initial Study also identified that the previously disturbed Project site does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No blue-line stream exists onsite or in the immediate surroundings as depicted in the United States Geological Survey</p>
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		topographical map (Indio 7.5 Min. Quadrangle). The Project will not impact any designated critical habitat.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(Source: Report of Phase I Environmental Site Assessment JFM Villas Family Apartments Villa Hermosa Phase 5, prepared by R M Environmental, Inc. December 27, 2021) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land. Through implementation of all applicable plans and regulations, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during construction and operational phases. A Phase I Environmental Site Assessment was conducted in in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13 for the 4.95-acre Project site in 2021, including: site reconnaissance; review of site geology and hydrogeology; record and document review; and historic map and aerial photo review. The Phase I ESA found no current or planned stationary aboveground storage containers covered by 24 CFR 51C within 1 mile of the Project site.
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	(Sources: Farmland Mapping and Monitoring Program Important Farmland Maps, California Department of Conservation, https://maps.conservation.ca.gov/DLRP/CIFF/ , accessed December 13, 2021, see Exhibit 8.) The Project site is part of the Fred Young Farm Labor Center. The Project site is located in an urbanized area of the City of Indio and was fully developed with residential structures since the 1960s. Previous structures on the site were recently demolished and

		the site is now vacant. According to the Farmland Mapping and Monitoring Program Important Farmland Maps by the California Department of Conservation, the Project site is classified as Urban and Built-up Land and is surrounded by the same type of land. There is no prime farmland, unique farmland, or farmland of statewide or local importance on or near the Project site.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The following exception applies, therefore the project is in compliance with Executive Orders 11988 and 13690: 55.12(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area), but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) The proposed project will not result in any new construction in or modifications of a wetland. The determination is based on the results of National Flood Hazard Layer FIRMette and the FFRMS Freeboard Value Approach Report. FEMA FIRM Panel: 06065C2254H
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. If human remains are discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County

		<p>Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains. Should remains be found, an approved Cultural Resource Monitor(s) from a Consulting Tribe shall be present during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer. A monitoring agreement shall be established between the project applicant and Agua Caliente Band of Cahuilla Indians prior to construction as a condition of project approval.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 37.3 db. See noise analysis. The project is in compliance with HUD's Noise regulation. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Fred Young Farmer Apartments EIR Noise Analysis, prepared by Urban Crossroads, March 16, 2010.) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land at the northern portion of the existing Fred Young Farm Labor</p>

		<p>Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. In association with the Initial Study, in March 2010, the firm of Urban Crossroads performed the Fred Young Project Noise Analysis to determine the noise impacts of the proposed Villa Hermosa development, including the Project. The Noise Analysis determined that, after combining the on-site traffic and train-related noise levels, exterior noise levels on-site will range from 63 to 70 dBA CNEL (A-weighted decibels Community Noise Equivalent Levels or dBA CNEL) at the building facades nearest to the neighboring roadways. However, the Project buildings will be constructed with standard dual-glazed windows, which will reduce interior noise levels by approximately 26 dBA CNEL and achieve 37.3 to 44.3 dBA CNEL interior noise levels, which meet the 45 dBA CNEL interior noise standards.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. (Source: Sole Source Aquifers map by US EPA, accessed December 14, 2021, see Exhibit 10). There is no SSA in the Project vicinity and the Coachella Valley. Please see Exhibit 10.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010;</p>

		<p>National Wetlands Inventory by the United States Fish and Wildlife Service, https://www.fws.gov/wetlands/data/mapper.html, accessed December 28, 2022, see Exhibit 13; JLM Villas Phases 4 and 5 Preliminary Hydrology Report, MSA Consulting, August 2022) The Project will result in the construction of a total of 148 affordable housing units and 2 manager's unit throughout both phases on 8.11 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is part of Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping plants. The Project site was fully developed in an urban setting and does not contain or is not near any riparian habitat. The 2010 Initial Study also identified that no blue-line stream exists onsite or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle). No federally protected wetlands occur within or in the immediate surroundings of the Project site. According to the National Wetlands Inventory from the United States Fish and Wildlife Service (USFWS), the nearest wetland resource to the Project site is located</p>
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		<p>approximately 0.65 miles to the northeast, which appears to overlap with wastewater treatment evaporation/recharge ponds of the adjoining Valley Sanitary District plant. Related features include Freshwater Emergent Wetland habitat also associated with the aforementioned wastewater treatment plant and with plant surface discharge into the adjoining Coachella Valley Stormwater Channel, and is classified as a PEM1Fx resource (Palustrine [P], Emergent [EM], Persistent [1], Semipermanently Flooded [F], Excavated [x]). The wetlands and deepwater habitats in this area were photo interpreted using 1:58,000 scale, color infrared imagery from 1984. See Exhibit 13. While the Project site is located upstream from this wetland resource, proposed development is not anticipated to generate flows that could substantially impair or alter their hydrologic regime or conditions. A project specific Preliminary Hydrology Study has been performed to ensure that the project does not contribute to an increase in urban runoff in a way that could alter the storm drainage conditions in the area and affect the mentioned resources. According to the report, on-site storm runoff will be conveyed via gutters and underground storm drains to a system of retention basins throughout the Project site. The retention basins will be cumulatively sized to capture and store the total volume associated with the 100-year storm. It is therefore concluded in this Preliminary Hydrology Study that the proposed flood improvements are in conformance with the hydrologic requirements set forth by the City of Indio. Furthermore, a Project Specific Water Quality Management Plan</p>
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		(WQMP) has been prepared to ensure that the project does not contribute pollutants of concern in any project storm runoff.
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. (Sources: National Wild and Scenic Rivers System Website, https://www.rivers.gov/river-app/index.html?state=CA , accessed on December 14, 2021, see Exhibit 11; Nationwide Rivers Inventory by National Park Service, accessed on December 14, 2021, see Exhibit 12.) The Project is located in an urbanized area in City of Indio, California. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. According to the Nationwide Rivers Inventory by the National Park Service website, the closest river to the Project area is south fork of the Whitewater River in the San Bernardino National Forest (Exhibit 12 located 35+/- miles northwest of the Project site. According to the National Wild and Scenic Rivers System website, the closest Wild and Scenic River to the Project area is Palm Canyon Creek Wild And Scenic River in the Santa Rosa and San Jacinto National Monument (Exhibit 11) located 20+/- miles west of the Project site. There is currently no Study River in the State of California.
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. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) No significant adverse environmental

		<p>impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the 2010 Initial Study for the Fred Young Specific Plan, approval and implementation of the Project as a part of Phase 5 of the adopted Specific Plan will not result in cumulatively considerable impacts. Impacts will be less than significant individually and cumulatively with the implementation of standards requirements and mitigation measures set forth in the Initial Study. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Therefore, there will not be adverse environmental impacts that are disproportionately high for low-income and/or minority communities. The Project will provide 99 new affordable housing units (and one manager's unit) with multiple onsite amenities, which will have a beneficial impact for low-income communities in Indio.</p>
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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	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) The Project is Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan. The City of Indio completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. The land use compatibility was analyzed under the Indio General Plan 2020, which was in place at the time of the 2010 Initial Study. The Project Specific Plan is recognized in the updated City General Plan land use with a designation of Connected Neighborhood allowing for residential development of up to 20 units per acre. The Project and associated Specific Plan of which it is a part are consistent with the current Indio General Plan. The Specific Plan is adopted by ordinance and provides its own equivalent of a zoning ordinance. Therefore, the zoning consistency of the Fred Young Specific Plan including the Project was established under the adopted Specific Plan Ordinance. It should also be noted that a density bonus was secured under the provisions of the State Density Bonus Law, California Government Code Section 65915, and Chapter 154 in the Indio Code of Ordinances. The Specific Plan proposed 100 percent affordable housing units and qualified for a density bonus of up to 35 percent. The Project (a portion of Phase 5 of the Specific Plan) proposes 150 units (including two manager's unit) on 8.11 acres of land, at around 20.2 du/ac. Under current State Density Bonus Law, the Project qualifies for a density bonus of up to 50%, which allows up to 30 du/ac. Therefore, the Project is consistent with the adopted 2040 General Plan and Indio Development Code.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) The Geotechnical Investigation conducted for the Specific Plan site, including the Project site, included recommendations such as site grubbing	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>(since completed), preparation of building areas, and compaction. The recommended actions will result in the construction of a uniform compacted soil mat beneath the proposed structures, mitigating the potential effects of liquefaction-related settlement. According to the site-specific Geotechnical Investigation, no signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the Project site. The site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. Risks associated with the with slope instability are considered low. No impacts are anticipated to result from project implementation. The Project will be required to prepare and implement (throughout all construction activities) a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan. According to the Soil Survey of Riverside County, Coachella Valley Area, the Specific Plan site is underlain primarily by Indio Very Fine Sandy Loam (Is). A minor southern portion of the site is underlain by Gilman Fine Sandy Loam (GbA) and by Gilman Silt Loam (GeA). Erosion hazard in these soils is determined to be slight. Furthermore, the site surfaces have been previously stabilized and improved from the former residential uses on-site. The field investigation performed by Sladden Engineering found no signs of flooding or erosion, concluding that risks associated with flooding and erosion should be considered "negligible." The Project is anticipated to have less than significant impacts. As required by the City and County, the additional onsite runoff resulting from the Project will be detained onsite as outlined in the stormwater drainage system design and Project specific Water Quality Management Plan. The project design provides for the capture and storage of the storm runoff generated in the 100- year event until such time as it is percolated into the ground. Each on-site retention basin will have two Maxwell Plus</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		drywells for nuisance water and to help with dewatering.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	<p>(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) Throughout all construction activities, the developer is required to prepare and implement a Stormwater Pollution Prevention Plan (SWPP) and a Fugitive Dust (PM10) Management Plan. Construction site Best Management Practices will be implemented to prevent any contamination of water that could occur as a result of construction activities of the Project. The Project is divided into two phases, which are being constructed simultaneously: the JFM Villas Senior Apartments (Phase I) will consist of 49 affordable housing units, including 1 manager's unit on 2.58 acres on the Project site, and the JFM Villas Family Apartments (Phase II) will consist of 100 affordable housing units, including 1 manager's unit on 5.53 acres on the Project site. Phase I includes a 3,500 sq. ft community room, a computer lab, an on-site manager's office, and a fitness room, and Phase II includes a 5,000 sq. ft. community room, a computer lab, a childcare center, an on-site manager's office, and an on-site case managers office. Neither phase is not expected to be hazardous in nature. Routine transport, use or disposal of hazardous materials - beyond what is typically associated with household, kitchen or office use - is not anticipated and therefore will not pose a risk to the public or residential environment for either phase. Any application and storage of chemicals such as pesticides and herbicides used on landscaped areas is governed by industry regulations that shall be adhered to and monitored throughout the life of the Project. The release of hazardous material that may create a significant hazard to the public or the environment is not anticipated. In association with the Initial Study, in March 2010, the firm of Urban Crossroads performed the Fred Young Project Noise Analysis to determine the noise impacts of the proposed Villa Hermosa</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>development, including the Project. The Noise Analysis determined that, after combining the on-site traffic and train-related noise levels, exterior noise levels on-site will range from 63.3 to 70.3 dBA CNEL (A-weighted decibels Community Noise Equivalent Levels) at the building facades nearest to the neighboring roadways. However, the Project buildings will be constructed with standard dual-glazed windows, which will reduce interior noise levels by approximately 26 dBA CNEL and achieve 37.3 to 44.3 dBA CNEL interior noise levels, which meet the 45 dBA CNEL interior noise standards. Construction noise is of short-term duration and will not present significant long-term impacts on the Project site or the surrounding area. With the implementation of measures recommended in the Noise Analysis including equipment mufflers, the Project's short-term construction impacts are anticipated to be less than significant. Furthermore, construction activities on-site shall take place only during the permitted hours established in Chapter 95C.08 in the City of Indio Code of Regulations. Overall, based on the results and conclusions of the Noise Analysis performed for the proposed Project, less than significant impacts will occur related to the exposure of persons or generation of noise levels.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	<p>The Project is Phase 5 of an affordable community built in two phases and will result in 149 affordable units and two manager unit. The community will be designed to provide a high-quality living environment for low and very low-income families. Rents will be set at 30%, 40%, 50% and 60% of area median income. Service amenities will include computer training, educational/job readiness classes, an afterschool program, ESL classes and a myriad of services provided by Riverside University Health System (Behavioral Health). All services will be provided free of charge to the residents. The Project is located adjacent to existing transit routes and in close proximity to schools and employment opportunities. No significant impacts</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		are expected on employment and income patterns in the Project area.	
Demographic Character Changes / Displacement	1	The Project is Phase 5 of an affordable community built in two phases and will result in 149 affordable units and two manager's unit on currently vacant land. No displacement will occur. The overarching Villa Hermosa development under the Fred Young Specific Plan has provided quality affordable housing on the former Fred Young Farm Labor Center and residential complex site, which contained old and dilapidated residential structures. Impacts related to demographic character changes will be less than significant.	
Environmental Justice EA Factor	1	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the 2010 Initial Study for the Fred Young Specific Plan, approval and implementation of the Project as a part of Phase 5 of the adopted Specific Plan will not result in cumulatively considerable impacts. Impacts will be less than significant individually and cumulatively with the implementation of standards requirements and mitigation measures set forth in the Initial Study. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Therefore, there will not be adverse environmental impacts that are disproportionately high for low-income and/or minority communities. The Project will provide 149 new affordable housing units (and two manager's unit) with multiple onsite amenities, which will have a beneficial impact for low-income communities in Indio.	
COMMUNITY FACILITIES AND SERVICES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Educational and Cultural Facilities (Access and Capacity)	1	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) The Project will result in 149 multifamily units and two manager's unit. Prior to issuance of a grading permit, the developer shall pay appropriate mitigation fees to the Desert Sands Unified School District to mitigate school impacts. Future development will have less than significant impacts on schools. Service amenities will be provided onsite and free to future residents, including computer training, educational/job readiness classes, an afterschool program, ESL classes and a myriad of services provided by Riverside University Health System (Behavioral Health). The Project is also located 400+/- feet north of the existing Martin Van Buren Elementary School. Given the marginal increase in population under the Project, impacts on cultural facilities in the City will be less than significant.	
Commercial Facilities (Access and Proximity)	2	The Project site is located in a mixed residential and commercial area. There are several grocery stores/carnicerias that sell fresh meat, produce, and other staples located within 1.5 miles of the site. The Project will result in 149 multifamily units and two manager's unit, and impacts on commercial facilities are expected to be less than significant.	
Health Care / Social Services (Access and Capacity)	2	The Project site is located within an urbanized area and has been developed with residential uses for decades. The Project will result in 149 multifamily units and two manager's unit with indoor and outdoor amenities. Adequate public facilities and services within downtown Indio will serve this Project. Hospital, health care and social services are located within the City, within walking, transit or driving distance of the Project. Furthermore, the JFK Memorial Hospital and associated satellite services located 1.9+/- miles west of the project site.	
Solid Waste Disposal and Recycling	2	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) Burrtec is the City of Indio's franchise trash hauler and will provide waste management and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		recycling services for the Project. Residential waste collected from the Project site will be hauled to the Coachella Valley Transfer Station located on 87011 Landfill Road in the City of Coachella, approximately 3.5 miles to the northeast. Policies in the adopted City of Indio General Plan require new developments to comply with the Source Reduction and Recycling Elements and AB 939. Compliance with these requirements will reduce Project impacts to less than significant levels.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	(Sources: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Collection System Master Plan Review, Valley Sanitary District, March 6, 2019.) The Project will be served by sanitary sewer services from Valley Sanitary District (VSD). Facilities have been analyzed during the Project design process. According to VSD's Collection System Master Plan Review, collection facilities adjacent to the Project site have adequate capacities under the existing (2017) and interim planning horizon (2035) conditions, but facilities east of the Project site within Van Buren St was identified as an area of concern under the buildout conditions. Sewer connection fees and other facility fees will be collected to aid in financing any needed expansions. No impacts are expected from the Project.	
Water Supply (Feasibility and Capacity)	2	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) The Project will be served by the Indio Water Authority (IWA). A Water Supply Assessment and Water Supply Verification report was prepared for the Fred Young Specific Plan, including the Project as Phase 5. According to the assessment, the primary source of water supply in the Coachella Valley is groundwater. Based on the documented information, analysis and findings, there is substantial evidence to support a determination that there will be sufficient water supplies to meet the Project demands, including during multi-year drought conditions. This finding is based on the volume of water available in the	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		aquifer, development of recycled water, IWA's Zurich Water contract, and Colorado River contract supply. IWA has committed sufficient resources to further implement the purchase of additional water supplies, water conservation and source substitution. The Project is anticipated to result in less than significant impacts to local water supplies.	
Public Safety - Police, Fire and Emergency Medical	2	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; CA Department of Finance Demographic Research Unit, Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2021.) The Project will increase the demand for fire and protection and emergency medical services in the area. Fire services for the City are provided by the Indio Fire Department. According to the Department's website, Indio Fire Department has four stations and a total of 56 full-time personnel. The nearest station to the Project site is Station No. 1, located on 46-990 Jackson Street. At 0.75 miles from Fire Station No. 1, the Project is located within the Station's service area, which according to the City General Plan, is determined by a 1.5 mile radius from each Station. This station serves as the Headquarters Station where Fire Administration and Prevention Offices are located. There are 28 firefighters and one Battalion Chief assigned to the station that staff one paramedic fire engine, one paramedic ladder truck and one paramedic ambulance. Additional equipment assigned includes one reserve ambulance and one Rescue Squad. The proposed development under the Specific Plan of which the Project is the Phase 5 may be required to enter into a Community Facilities District. The City of Indio Law CFD No. 2004-1 was formed to fund a portion of the increased costs of providing law enforcement, paramedic and fire services to new development within the City of Indio. The Project shall implement the following conditions: * The Project will be required to provide on-site fire hydrants as well as adequate emergency access to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the Project and to the individual residences. * Project site plans shall be reviewed and approved by the Fire Department prior to Project approval. * The Project will comply with Uniform Fire Code, Uniform Building Code and other applicable state and national code provisions regarding building construction, including fire sprinklers. * The developer shall pay any additional required fees for fire protection services for the development. Police services are provided by the Indio Police Department, located at 46-800 Jackson Street and approximately 0.75 miles from the subject property. According to the Police Department's annual report for FY 2019-2020, the Indio Police Department employs approximately 81 sworn officers and 43 professional staff and is also supported by 31 volunteers. The City of Indio has a population of approximately 88,862 residents as of 2021, which would result in a total of 0.91 officers per 1,000 persons. The desirable ratio of officers to 1,000 population is 1.5 (1.5:1,000). The Project will be required to enter into a Community Facilities District to mitigate impacts to police protection. Overall, Project impacts to fire and police protection and emergency medical services are expected to be less than significant.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) The Project will result in a 149-unit (and two manager's unit) multifamily development. The site amenities for Phase I will include a 3,500 sq. ft community room, a computer lab, an on-site manager's office, and a fitness room. Formal outdoor recreation areas include 17,500 square feet of landscaped courtyard/green space and will include tot lots and a sports court. The site amenities for Phase II will include a 5,000 sq. ft. community room, a computer lab, a childcare center, an on-site manager's office, and an on-site case managers office. Formal outdoor recreation areas include roughly 16,000 square feet of landscaped courtyard/green space and will include tot lots and a sports court. As a condition of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		approval, the Project proponent is required to comply with the Quimby Act and pay the standard Park Fees to the City. These fees are applied toward purchase of land for public parks. Property taxes from future development can be used to offset maintenance of parks and recreation facilities in the City of Indio. The on-site recreation amenities may also offset impacts on existing recreational facilities. These revenues will reduce Project-related impacts to less than significant levels.	
Transportation and Accessibility (Access and Capacity)	2	(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) In April of 2010, the firm of Endo Engineering performed the Fred Young Specific Plan Traffic Impact Study consistent with the traffic study requirements of the City of Indio. With buildout of 950 units, the Specific Plan development is projected to generate up to 5,880 average daily trips. The Site Plan incorporates sufficient right-of-way for the Specific Plan (and the subject related) project to accommodate Avenue 48 as a Secondary thoroughfare and both Dr. Carreon Boulevard and Van Buren Street as Collector streets. The development will incorporate master planned Class II bikeways on Avenue 48, Dr. Carreon Boulevard, and Van Buren Street in conjunction with the half-street improvements required by the City of Indio as conditions of approval. Implementation of Phase 1 of the Specific Plan development will result in the construction of one bus stop to accommodate the increase in demand for public transit. The developer will coordinate with Sun Line Transit Agency on the specific location of the bus stop along Dr. Carreon Boulevard. Upon buildout and with the incorporation all of the mitigation measures provided in the Traffic Impact Analysis, which includes road and signalization improvements, the development will have less than significant impacts on local traffic. Furthermore, the Project proponent is expected to contribute traffic impact mitigation fees by	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>participating in the valley-wide TUMF (Transportation Uniform Mitigation Fee) program in which the City is a participant. As set forth in the Specific Plan site design, the internal roadway network is interconnected to provide multiple vehicular access routes to all parcels within the site. The internal circulation system provides good connectivity and allows residents direct access to and from each phase including the Project (Phase 5) in more than one direction without unnecessary restrictions for visitors or emergency vehicles. The street pattern appears to minimize circuitous vehicular travel. As a result, it does not require extensive traffic controls to function efficiently and safely. Emergency vehicles should be able to access all areas of the development. The internal residential streets will be designed to accommodate single-unit trucks to facilitate access by small delivery trucks, refuse collection trucks. Moving vans and fire trucks would be able to turn with encroachment across the centers of the internal streets. The internal circulation plan for the Specific Plan development is designed to ensure safe pedestrian and vehicular mobility. The development would be accessed via two driveways on Dr. Carreon Boulevard, two gated access points and a secondary/ emergency vehicle access on Van Buren Street, as well as one gate access on Avenue 48. An emergency access is proposed on Van Buren Street located north of the existing Fred Young Labor Center. Although the development including the Project will result in an increase of vehicle trips, the proposed road improvements and signalization will help maintain safe and efficient traffic operations.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>(Sources: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; National Wetlands Inventory by the United States Fish and Wildlife Service, https://www.fws.gov/wetlands/data/mapper.html , accessed December 14, 2021; National Wild and Scenic Rivers System Website,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>https://www.rivers.gov/river-app/index.html?state=CA, accessed on December 14, 2021, see Exhibit 11; Nationwide Rivers Inventory by National Park Service, accessed on December 14, 2021, see Exhibit 12.) At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping. The Project site was fully developed in an urban setting and does not contain or is not near any riparian habitat. The 2010 Initial Study also identified that no blue-line stream exists onsite or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle). The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River according to the National Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website.</p>	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	<p>(Sources: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan September 2007, Figure 3-1 and 4-1, see Exhibit 6 & 7.) At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping. The Project site was fully developed in an urban setting, and was found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis, or any area with potential for plant species according to the City of Indio General Plan. The Project site is within the boundary of the Coachella Valley Multiple Species</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Habitat Conservation Plan (CVMSHCP). According to the CVMSHCP, the site occurs in developed areas (urban), is not in or near any designated Conservation Area, and there are no significant biological resources on the property (Exhibit 6 & 7). No impacts to candidate, sensitive or special status species are anticipated to result from development of the Project. The 2010 Initial Study also identified that the previously disturbed Project site does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The Project will not impact any designated critical habitat.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change			
Energy Efficiency			

Supporting documentation

[Part-58-EA-Format JFM Villas Family Apt\(3\).pdf](#)

[Fred Young Specific Plan IS\(3\).pdf](#)

[Fred Young Specific Plan IS\(3\).pdf](#)

[Fred Young Farm Labor Center Cultural Mitigative Recordation\(2\).pdf](#)

Additional Studies Performed:

The CEQA Initial Study/Mitigated Negative Declaration (IS/MND) and all supporting technical studies prepared for the proposed project are described herein and appended to this EA.

[Fred Young Farm Labor Center Cultural Mitigative Recordation\(2\)\(1\).pdf](#)

[Fred Young Specific Plan IS\(3\)\(2\).pdf](#)

[Fred Young Specific Plan IS\(3\)\(2\).pdf](#)

[Part-58-EA-Format JFM Villas Family Apt\(5\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

4/1/2025 12:00:00 AM

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

See individual responses.

List of Permits Obtained:

Approved Fred Young Specific Plan, 2010; Approved Phases 1, 2 and 3.

Public Outreach [24 CFR 58.43]:

The CEQA environmental review for the proposed project was completed in 2010. The City of Indio was the CEQA lead agency for the project.

Cumulative Impact Analysis [24 CFR 58.32]:

Based upon the information provided within the 2010 Initial Study for the Fred Young Specific Plan, approval and implementation of the Project as Phase 5 of the adopted Specific Plan will not result in cumulatively considerable impacts. Impacts will be less than significant individually and cumulatively with the implementation of standards requirements and mitigation measures set forth in the Initial Study.

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

As noted herein, all Project impacts will be less than significant individually and cumulatively with the implementation of standards requirements and mitigation measures set forth in the Initial Study. The Project is an integral part of the larger Fred Young Specific Plan approved by the City of Indio in 2010. It is also an extension of the existing Fred Young Farm Labor Camp to the south. The Project will be developed at densities that are less than the maximum that would be permitted under the City and State Density Bonus laws and regulations.

No Action Alternative [24 CFR 58.40(e)]

The Project site once housed units from the Fred Young Farm Labor Camp; however, those units have since been demolished. The preexisting units were old and in poor conditions with health concerns due to asbestos containing materials. The "no action" alternative would leave the site vacant and cannot provide affordable housing units as planned in Phase 5 of the approved Fred Young Specific Plan.

Summary of Findings and Conclusions:

The Project is proposed as part of a larger Fred Young Specific Plan, on lands that are currently disturbed and surrounded by disturbed lands. After implementation of mitigation measures outlined in the IS/MND for the proposed project, the project will not significantly impact resources.

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	Mitigation Plan	Complete
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Project Mitigation Plan**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 is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. As shown in Exhibit 1, the Project site is located approximately 25,781 feet from the Jacqueline Cochran Regional Airport, and approximately 26,037 feet from the Bermuda Dunes Airport. (Source: Google Earth 7.3.4.8248 (64-bit), accessed December 9, 2021, see Exhibit 1.)

Supporting documentation

[Exhibit 1 Airport Hazards.jpg](#)
[Exhibit 1 Airport Hazards.jpg](#)

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

The Project Site is located in inland Coachella Valley area of Riverside County and approximately 80 miles from the nearest coastline. The site is not located within or near a designated Coastal Barrier Resource System Unit per FEMA's National Flood Insurance Rate Map 06065C2254H dated March 6, 2018. (Source: National Flood Insurance Program Flood Insurance Rate Map Panel 06065C2254H, see Exhibit 2).

Supporting documentation

[Exhibit 3 Coastal Zone.pdf](#)
[Exhibit 2 FEMA map.pdf](#)

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.

✓ Yes

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

[Exhibit 2 FEMA map\(1\).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. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

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

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary**Compliance Determination**

The Project site is not located within or near a designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C2254H dated March 6, 2018. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (Zone X). (Source: National Flood Insurance Program Flood Insurance Rate Map Panel 06065C2254H, see Exhibit 2).

Supporting documentation

[Exhibit 3 Coastal Zone\(1\).pdf](#)

[Exhibit 2 FEMA map\(2\).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):

Screen Summary**Compliance Determination**

The project is located in the Salton Sea Air Basin (SSAB) portion of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to the 2016 SCAQMD Air Quality Management Plan (AQMP), and the Coachella Valley region is subject to the 2003 Coachella Valley PM10 State Implementation Plan (CV PM10 SIP). SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. Criteria air pollutants are

contaminants for which state and federal air quality standards have been established. The SSAB exceeds state and federal standards for fugitive dust (PM10) and ozone (O3). Specifically, the SSAB is in "serious" non-attainment for fugitive dust (PM10) and "severe-15" non-attainment for ozone (O3). Ambient air quality in the project area does not exceed federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, particulate matter 2.5, hydrogen sulfide, or vinyl chloride. Buildout of the Project will result in air quality impacts during construction and operation. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to project air quality emissions that will be generated by the Project (Appendix A).

Supporting documentation[Exhibit 14 Air Quality.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

Coastal Zone Management Act

General requirements	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**

The Project site is located in the City of Indio, Riverside County, California, as shown in the Regional Location Map (Exhibit 4). As shown in the Coastal Zone Boundary Maps by the California Coastal Commission (Exhibit 3), Riverside County is inland and does not contain any Coastal Zones. The Project site is located 80+/- miles from the nearest Coastal Zone. (Source: California Coastal Commission Maps, Coastal Zone Boundary, see Exhibit 3.)

Supporting documentation[Exhibit 4 Regional Location.jpg](#)[Exhibit 3 Coastal Zone\(2\).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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) 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?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

The Phase I ESA did not discover or identify a recognized environmental condition, controlled recognized environmental condition, or a historical recognized environmental condition in connection with the subject site. Moreover, the project is not located on or near a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, such that it would create a significant hazard to the public or the environment.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

✓ Yes

Explain:

The project location and all proposed buildings are located in a zip code (92201) where radon levels have been determined to be below 4 pCi/l levels.

No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing

to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land. A Phase I Environmental Site Assessment was conducted in in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13 for the 4.95-acre Project site in 2021, including: site reconnaissance; review of site geology and hydrogeology; record and document review; and historic map and aerial photo review. The assessment revealed no evidence of recognized environmental conditions in connection with the Project site except for the following: * Due to the proximity of the site relative to prior off-site leaking underground fuel tanks located approximately 1,000 feet north to northeast, there is a potential of groundwater contamination underlying the site. However, because groundwater will not be utilized for future development of the site and the depth to groundwater is greater than 40 feet below the ground surface, no action is recommended. * Due to the nature of construction materials used in the pre-existing buildings before 1974, there is the potential of asbestos containing materials and lead based paints in the near-surface soils at the site. It is recommended that soil sampling of the upper 1 foot of soil should be conducted to further assess the potential of elevated lead and asbestos at the site. This should be conducted following the removal of the existing structures on the site. In April 2020, a Limited Asbestos Survey was conducted for the pre-existing buildings on the Project site and vicinity by state licensed personnel. The survey consisted of sampling the pre-existing unoccupied residential buildings. The survey indicated asbestos was present in some materials in existing buildings on the Project site and vicinity. The survey recommended that any removal of asbestos containing materials be performed by a California Licensed Asbestos Abatement Contractor, and should be handled, stored and disposed of according to all local, state, and federal regulations. A California Licensed Asbestos Abatement Contractor, Demo Unlimited, Inc. was hired to remove the buildings and conduct the asbestos abatement on the Project site and vicinity. Certificates of Project Completion were issued in September 2020, confirming removal and proper disposal of asbestos for four of the six buildings. Demo Unlimited, Inc. confirmed that no asbestos was identified in the other two buildings. Upon completion of demolition, a representative of the City of Indio Building Department conducted the final inspection on December

2, 2020. (Source: Report of Phase I Environmental Site Assessment JFM Villas Family Apartments Villa Hermosa Phase 5, prepared by R M Environmental, Inc. December 27, 2021; Limited Asbestos Survey Villa Hermosa Project 47155 Van Buren Street Indio, California 92201, prepared by H2 Environmental Consulting Services, Inc., April 9, 2020; Villa Hermosa Demolition and Disposition Plan; Villa Hermosa Project - Building A Certificate of Project Completion; Villa Hermosa Project - Building B, F, N Certificate of Project Completion; Email communication with Demo Unlimited Inc., January to February 2022.)

Supporting documentation

[1942 VH Demo and Disposition Plan.pdf](#)
[Report of Phase I ESA Villa Hermosa Phase 5\(1\).pdf](#)
[Email on asbestos_Demo Unlimited_JFM Villas.pdf](#)

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

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

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

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

Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary**Compliance Determination**

(Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan September 2007, Figure 3-1 and 4-1, see Exhibit 6 & 7.) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 managers unit on roughly 4.95 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is part of Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping plants. No native habitat remains on the subject site. The Project site was fully developed in an urban setting, and was found outside the recognized vegetation communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis, or any area with potential for plant species according to the City of Indio General Plan. The Project site is within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which sets forth policies for conservation of species habitats and natural communities. According to the CVMSHCP, the site occurs in developed areas (urban), is not in or near any designated Conservation Area, and there are no significant biological resources on the property (Exhibit 6 & 7). No impacts to candidate, sensitive or special status species are anticipated to result from development of the proposed Project. The 2010 Initial Study also identified that the previously disturbed Project site does not contain or is not near any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No blue-line stream exists onsite or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle). The Project will not impact any designated critical habitat.

Supporting documentation

[Exhibit 7 CVMSHCP d4-1.pdf](#)

[Exhibit 6 CVMSHCP d3-1.pdf](#)

Are formal compliance steps or mitigation required?

JFM-Villas-Apartments

Indio, CA

900000010462423

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 itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

Yes

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

☒ No

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

Yes

Screen Summary**Compliance Determination**

(Source: Report of Phase I Environmental Site Assessment JFM Villas Family Apartments Villa Hermosa Phase 5, prepared by R M Environmental, Inc. December 27, 2021) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land. Through implementation of all applicable plans and regulations, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during construction and operational phases. A Phase I Environmental Site Assessment was conducted in in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13 for the 4.95-acre Project site in 2021, including: site reconnaissance; review of site geology and hydrogeology; record and document review; and historic map and aerial photo review. The Phase I ESA found no current or

planned stationary aboveground storage containers covered by 24 CFR 51C within 1 mile of the Project site.

Supporting documentation

[Report of Phase I ESA Villa Hermosa Phase 5.pdf](#)

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.)	7 CFR Part 658

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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

✓ No

3. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for assistance

✓ 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

(Sources: Farmland Mapping and Monitoring Program Important Farmland Maps, California Department of Conservation, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed December 13, 2021, see Exhibit 8.) The Project site is part of the Fred Young Farm Labor Center. The Project site is located in an urbanized area of the City of Indio and was fully developed with residential structures since the 1960s. Previous structures on the site were recently demolished and the site is now vacant. According to the Farmland Mapping and Monitoring Program Important Farmland Maps by the California Department of Conservation, the Project site is classified as Urban and Built-up Land and is surrounded by the same type of land. There is no prime farmland, unique farmland, or farmland of statewide or local importance on or near the Project site.

Supporting documentation

[Exhibit 8 Important Farmland Map.pdf](#)

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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

✓ Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

- ✓ (g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

No

Screen Summary

Compliance Determination

The following exception applies, therefore the project is in compliance with Executive Orders 11988 and 13690: 55.12(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area), but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) The proposed project will not result in any new construction in or modifications of a wetland. The

determination is based on the results of National Flood Hazard Layer FIRMette and the FFRMS Freeboard Value Approach Report. FEMA FIRM Panel: 06065C2254H

Supporting documentation

[Floodplain Management Attachment 2 - FIRMETTE_FIRM_06065C2254H.pdf](#)

[Floodplain Management Attachment 1 - FFRMS-Freeboard-Value-Approach-Report.pdf](#)

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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Agua Caliente Tribe In progress
- ✓ Twenty-Nine Palms Tribe In progress

Other Consulting Parties

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

1. Tribal Directory Assessment Tool (TDAT) <https://egis.hud.gov/TDAT/> 2. In compliance with Section 106, a County letter is sent to Tribes notifying of proposed project, environmental responsibilities, including tribal consultation related to historic properties.

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

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

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:**

The APE occurs on 47155 Van Buren St., in the City Indio, Riverside County, California. The APE is at the northern portion of the existing Fred Young Farm Labor Center and includes the central portion of Assessor's Parcel Number 612170013 (including subject 4.95+/- acre site). Please see Exhibit 9 for a map depicting the APE.

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. If human remains are discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either

circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains. Should remains be found, an approved Cultural Resource Monitor(s) from a Consulting Tribe shall be present during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer. A monitoring agreement shall be established between the project applicant and Agua Caliente Band of Cahuilla Indians prior to construction as a condition of project approval.

Supporting documentation

[Fred Youngg Cultural Update 2019.pdf](#)
[Fred Young Farm Labor Center Mitigation.pdf](#)
[CRM Tech Archaeo Report 01 08 10.pdf](#)
[Updated Historical Archaeological Report 3 2025.pdf](#)
[JFM Family Villas and JFM Senior Villas APE\(1\).pdf](#)
[JFM Family Villas and JFM Senior Villas APE.pdf](#)
[Tribal Letters JFM Villas.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 37.3

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 37.3

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 37.3 db. See noise analysis. The project is in compliance with HUD's Noise regulation. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; Fred Young Farmer Apartments EIR Noise Analysis, prepared by Urban Crossroads, March 16, 2010.) The JFM Villas Family Apartments (Project) will result in the construction of 99 affordable housing units and 1 manager's unit on 4.95 acres of vacant land at the northern portion of the existing Fred Young Farm Labor

Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. In association with the Initial Study, in March 2010, the firm of Urban Crossroads performed the Fred Young Project Noise Analysis to determine the noise impacts of the proposed Villa Hermosa development, including the Project. The Noise Analysis determined that, after combining the on-site traffic and train-related noise levels, exterior noise levels on-site will range from 63 to 70 dBA CNEL (A-weighted decibels Community Noise Equivalent Levels or dBA CNEL) at the building facades nearest to the neighboring roadways. However, the Project buildings will be constructed with standard dual-glazed windows, which will reduce interior noise levels by approximately 26 dBA CNEL and achieve 37.3 to 44.3 dBA CNEL interior noise levels, which meet the 45 dBA CNEL interior noise standards.

Supporting documentation

[Urban Crossroads Noise 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. (Source: Sole Source Aquifers map by US EPA, accessed December 14, 2021, see Exhibit 10). There is no SSA in the Project vicinity and the Coachella Valley. Please see Exhibit 10.

Supporting documentation

[Exhibit 10 Sole Source Aquifer.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. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010; National Wetlands Inventory by the United States Fish and Wildlife Service, <https://www.fws.gov/wetlands/data/mapper.html>, accessed December 28, 2022, see Exhibit 13; JLM Villas Phases 4 and 5 Preliminary Hydrology Report, MSA Consulting, August 2022) The Project will result in the construction of a total of 148 affordable housing units and 2 manager's unit throughout both phases on 8.11 acres of vacant land at the northern portion of the existing Fred Young Farm Labor Camp located at 47155 Van Buren St., in the City of Indio, Riverside County, California. The Project is part of Phase 5 of the approved Villa Hermosa development under the Fred Young Specific Plan, and the City completed CEQA environmental review (Initial Study/Mitigated Negative Declaration) in 2010 for the entire Villa Hermosa development site, including the Project site. At the time of the 2010 Initial Study, the Project site was fully developed and contained residential structures as part of the Fred Young farmworker residential complex. Since then, the onsite structures have been demolished, leaving the Project site vacant with minimal remnant landscaping plants. The Project site was fully developed in an urban setting and does not contain or is not near any riparian habitat. The 2010 Initial Study also identified that no blue-line stream exists onsite or in the immediate surroundings as depicted in the United States Geological Survey topographical map (Indio 7.5 Min. Quadrangle). No federally protected wetlands occur within or in the immediate surroundings of the Project site. According to the National Wetlands Inventory from the United States Fish and Wildlife Service (USFWS), the nearest wetland resource to the Project site is located approximately 0.65 miles to the northeast, which appears to overlap with wastewater treatment evaporation/recharge ponds of the adjoining Valley Sanitary District plant. Related features include Freshwater Emergent Wetland habitat also associated with the aforementioned wastewater treatment plant and with plant surface discharge into the adjoining Coachella Valley Stormwater Channel, and is classified as a PEM1Fx resource (Palustrine [P], Emergent [EM], Persistent [1], Semipermanently Flooded [F], Excavated [x]). The wetlands and deepwater habitats in this area were photo interpreted using 1:58,000 scale, color infrared imagery from 1984. See Exhibit 13. While the Project site is located upstream from this wetland resource, proposed development is not anticipated to generate flows that could substantially impair or alter their hydrologic regime or conditions. A project specific Preliminary Hydrology Study has been performed to ensure that the project does not contribute to an increase in urban runoff in a way that could alter the storm drainage conditions in the area and affect the mentioned resources. According to the report, on-site storm runoff will be conveyed via gutters and underground storm drains to a system of retention basins throughout the Project site. The retention basins will be cumulatively sized to capture and store the total volume associated with the 100-year storm. It is therefore concluded in this Preliminary Hydrology Study that the proposed flood improvements are in conformance with the hydrologic requirements set forth

by the City of Indio. Furthermore, a Project Specific Water Quality Management Plan (WQMP) has been prepared to ensure that the project does not contribute pollutants of concern in any project storm runoff.

Supporting documentation

[Exhibit 13 Nat Wetlands Inventory.pdf](#)

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. (Sources: National Wild and Scenic Rivers System Website, <https://www.rivers.gov/river-app/index.html?state=CA>, accessed on December 14, 2021, see Exhibit 11; Nationwide Rivers Inventory by National Park Service, accessed on December 14, 2021, see Exhibit 12.) The Project is located in an urbanized area in City of Indio, California. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. According to the Nationwide Rivers Inventory by the National Park Service website, the closest river to the Project area is south fork of the Whitewater River in the San Bernardino National Forest (Exhibit 12 located 35+/- miles northwest of the Project site. According to the National Wild and Scenic Rivers System website, the closest Wild and Scenic River to the Project area is Palm Canyon Creek Wild And Scenic River in the Santa Rosa and San Jacinto National Monument (Exhibit 11) located 20+/- miles west of the Project site. There is currently no Study River in the State of California.

Supporting documentation

[Exhibit 12 Nationwide Rivers Inventory.pdf](#)

[Exhibit 11 Wild Scenic Rivers.pdf](#)

[Exhibit 11 Wild Scenic Rivers.pdf](#)

[Exhibit 11 Wild Scenic Rivers.pdf](#)

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. (Source: Fred Young Specific Plan Environmental Initial Study, City of Indio, adopted in December 2010) No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the 2010 Initial Study for the Fred Young Specific Plan, approval and implementation of the Project as a part of Phase 5 of the adopted Specific Plan will not result in cumulatively considerable impacts. Impacts will be less than significant individually and cumulatively with the implementation of standards requirements and mitigation measures set forth in the Initial Study. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Therefore, there will not be adverse environmental impacts that are disproportionately high for low-income and/or minority communities. The Project will provide 99 new affordable housing units (and one manager's unit) with

multiple onsite amenities, which will have a beneficial impact for low-income communities in Indio.

Supporting documentation

[Part-58-EA-Format JFM Villas Family Apt\(2\).pdf](#)

[Part-58-EA-Format JFM Villas Family Apt\(2\).pdf](#)

[Part-58-EA-Format JFM Villas Family Apt\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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. 08/31/2023)

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) Housing Choice Voucher PProgram (HCVP) Project Based Voucher	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County, Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825		
8. HUD or State Agency and office unit to receive request Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	

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) HUD- Project Based Vouchers/ JFM Villas	10. Location (Street address, city, county, State) 47155 Van Buren Indio, Riverside County, California
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11. Program Activity/Project Description

The proposed project includes the use of 50 Project Based Vouchers (PBV) by Coachella Valley Housing Coalition, a California nonprofit public benefit corporation, to construct two phases of JFM Villas (Proposed Project), a 150 unit affordable housing project for low income families and seniors located at 47-155 Van Buren, CA 92201, in the City of Indio, Riverside County, California, identified as Assessor Parcel Numbers 612-170-013. Phase I, JFM Family Villas, was awarded (25) PBVs and will consist of 100 units: 31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit for qualifying low-income farm worker families. Phase II, JFM Senior Villas was awarded 25 PBVs and will consist of 50 units: 16 studio units, 24 one-bedroom units, 9 two-bedroom units, and 1 two-bedroom manager's units for qualified low-income seniors. The units will be rented to low income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside.

In addition to Project Based Vouchers other financing sources for the Proposed Projects are anticipated to include \$19,142,452 from the Multifamily Housing Program, \$6,612,450 from Joe Serna Jr. Farmworker Housing Grant, \$3,933,781 in a First Mortgage, \$39,987,612 from a Wells Fargo tax exempt construction loan, \$23,438,121 from a taxable construction loan, \$2,300,000 deferred developer fee, \$100 from general partner equity and \$47,898,738 in limited partner equity.

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

X

Date signed

Address of Certifying Officer

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

X

Date signed

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)

Previous editions are obsolete

form HUD-7015.15 (1/99)

FORM APPROVED COUNTY COUNSEL

BY:

AMRIT P. DHILLON

DATE

5/13/2025

THE PRESS-ENTERPRISE

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Account Number:	5272431
Ad Order Number:	0011730565
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Publication:	The Press-Enterprise
Publication Dates:	04/21/2025
Total Amount:	\$2727.60
Payment Amount:	\$0.00
Amount Due:	\$2727.60
Notice ID:	Euzl0eltClcrI3vY5EXV
Invoice Text:	<p>public notice April 21, 2025 Riverside County, Housing and Workforce Solutions 3403 Tenth Street, Suite 300 Riverside, California 92501 Nicole Sanchez, Preparer (760) 863-2825 TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS : These notices shall satisfy procedural requirements for activities to be undertaken by the County of Riverside. Any individual, group or agency submitting comments should specify in their comments which "notice" their comments address. REQUEST FOR RELEASE OF FUNDS On or about May 6, 2025 , the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project: PROJECT NAME : JFM Family Villas and JFM Senior Villas PURPOSE: The project activity includes the use of 50 PBVs to serve as rental subsidies for JFM Villas, a two-phase new construction affordable housing apartment community. The Proposed Project will consist of a total of 150-units within the two phases: * Phase I JFM Family Villas will consist of 100 units for qualifying low-income farm worker families (31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit). * Phase II JFM Senior Villas will consist of 50 units (16 studio units, 24 one-bedroom units, 9 two-bedroom units, and 1 two-bedroom manager's units for qualified low-income seniors). A total of 25 PBVs will be placed on each phase. The PBV units will be rented to low-income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside. LOCATION: The property</p>

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3512 14 Street
Riverside, California 92501
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3403 Tenth Street , Suite 300
Riverside, California 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011730565

FILE NO. 0011730565

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/21/2025

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

Date: April 21, 2025.

At: Riverside, California



Signature

April 21, 2025
Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparer (760) 863-2825

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

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PROJECT NAME : JFM Family Villas and JFM Senior Villas

PURPOSE: The project activity includes the use of 50 PBVs to serve as rental subsidies for JFM Villas, a two-phase new construction affordable housing apartment community. The Proposed Project will consist of a total of 150-units within the two phases:

- Phase I JFM Family Villas will consist of 100 units for qualifying low-income farm worker families (31 one-bedroom units, 34 two-bedroom units, 26 three-bedroom units, 8 four-bedroom units and 1 three-bedroom manager's unit).
 - Phase II JFM Senior Villas will consist of 50 units (16 studio units, 24 one-bedroom units, 9 two-bedroom units, and 1 two-bedroom manager's units for qualified low-income seniors).
- A total of 25 PBVs will be placed on each phase. The PBV units will be rented to low-income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside.

LOCATION: The property sits on a parcel totaling approximately 8.1 acres of land located at 47-155 Van Buren, in the City of Indio, identified as Assessor's Parcel Number 612-170-013.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County of Riverside at 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.harlvc.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NISanchez@rlvco.org. All comments received at the address specified above **on or before May 6, 2025** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chair of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, and Workforce Solutions to allocate Housing Choice Voucher Program Project Based Vouchers on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

Objections must be prepared and submitted via email in accordance with the required

procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Office of Public Housing at HUDLOSANGELESOPH@hud.gov, Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

NOTICIA PUBLICA

21 de abril del 2025

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Nicole Sanchez, Preparadora (760) 863-2825

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer las actividades que realizará el Condado de Riverside. Cualquier individuo, grupo o agencia que envíe comentarios debe especificar en sus comentarios que "aviso" tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 6 de mayo del 2025 o alrededor de esa fecha, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: JFM Family Villas and JFM Senior Villas

PROPÓSITO : La actividad del proyecto incluye la asignación de 50 Viviendas Elección Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para hacer utilizados por Coachella Valley Housing Coalition, una corporación de beneficio público sin fines de lucro de California para construir las dos fases de JFM Villas Apartments, un proyecto de vivienda asequible de 150 unidades para familias de ingresos bajos a bajos y personas mayores.

• La Fase I, JFM Family Villas, estará compuesta por cien (100) unidades: 31 unidades de un dormitorio, 34 unidades de dos dormitorios, 26 unidades de tres dormitorios, 8 unidades de cuatro dormitorios, y 1 unidad de tres dormitorios para el gerente.

• La Fase II, JFM Senior Villas, estará compuesta por 50 unidades: 16 unidades de estudio; 24 unidades de uno dormitorio, 9 unidades de dos dormitorios y 1 unidad de dos dormitorios para el gerente.

Un total de 25 PBVs serán asignados a cada fase. Las unidades de PBV se alquilarán a familias de ingresos extremadamente bajos a bajos y personas mayores, restringidas a ingresos iguales o inferiores al 50% del ingreso medio del área para el Condado de Riverside.

UBICACIÓN: La propiedad se encuentra en una parcela con un total de aproximadamente 8.1 acres de tierra ubicada en 47-155 Van Buren, en la ciudad de Indio, identificada como Parcela del Tasador Número 612-170-013.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Autoridad de Vivienda del Condado de Riverside en 5555 Arlington Ave, Riverside, CA 92504. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harlvc.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a NISanchez@rlvco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 5 de mayo del 2025** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdicción de los tribunales federales si se establece una acción para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobación de la certificación por parte de HUD satisface sus responsabilidades según la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen vales basados en proyectos del programa de vales de elección de Vivienda en nombre del Condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptará objeciones a su liberación de fondos y la certificación del Condado de Riverside por un periodo de quince días después de la fecha de presentación anticipada o su recepción real de la solicitud (lo que sea posterior) solo si se basan en una de las

siguientes bases:

1. la certificación no fue ejecutada por el Oficial Certificador del Condado de Riverside;
2. el Condado de Riverside omitió un paso o no tomó una decisión o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
3. el beneficiario de la subvención ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o
4. otra agencia federal que actúa de conformidad con el 40 CFR Parte 1504 ha presentado una conclusión por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov . Los posibles oponentes deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del período de objeción.

The Press-Enterprise

Published: 4/21/25