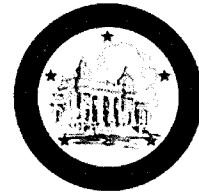


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.4
(ID # 11400)

MEETING DATE:

Tuesday, January 7, 2020

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Environmental Assessment Report and Finding of No Significant Impact for The Monarch Apartment Homes, City of Palm Springs, 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 [\$500,000 100% HOME Investment Partnerships Act Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for The Monarch Apartment Homes (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Approve the attached Request for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the amount of \$500,000 and 15 Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;

ACTION:Policy

Robert Field, Assistant County Executive Officer/ECD 12/2/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 7, 2020
xc: EDA

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

3. Authorize the Chairman of the Board of Supervisors to execute the attached EA on behalf of the County;
4. Authorize the Chairman of the Board of Supervisors to execute the attached RROFs to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Assistant County Executive Officer/ECD, or designee, to take all necessary steps to implement the RROF's, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 500,000	\$ 0	\$ 500,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% HOME Investment Partnerships Act funds 15 Housing Choice Voucher Program Project Based Vouchers			Budget Adjustment: No	
			For Fiscal Year: 2019/20	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Community Housing Opportunities Corporation (CHOC), a California nonprofit public benefit corporation, is applying to the County of Riverside (County) for a commitment of \$500,000 in HOME Investment Partnerships Program (HOME) funds for the development of a 60-unit (which includes 1 manager's unit), multi-family affordable rental housing complex for low-income families (Proposed Project). The Proposed Project, The Monarch Apartment Homes, will consist of 28 one-bedroom units, 16 two-bedroom units, and 16 three-bedroom units located on 3.62 acres of land located at 3130 North Indian Canyon Drive, Palm Springs 92262, identified as Assessor Parcel Number 501-031-028 (Property).

Of the 60 units, 4 units in the Proposed Project will be subject to HOME program occupancy and use restrictions, and will be rented to and occupied by individuals whose income does not exceed 50% of the area median income for the County. On site amenities will include a 2,249 square foot community center.

Separate from the units restricted by HOME program occupancy and use restrictions, fifteen (15) Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Housing Authority will enter into an Agreement to enter into Housing Assistance Payments (AHAP) with CHOC subject to approval by the Housing Authority's Board of

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

Commissioners.

NEPA/CEQA Review

The environmental effects of activities carried out with HOME funds and PBVs derived from federal funds awarded by the U.S. Department of Housing and Urban Development (HUD) must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making and action that normally apply to HUD. The County of Riverside by and through its Economic Development Agency is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On December 16, 2019, the County 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 the County of Riverside Economic Development Agency ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

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

Public Notice of both the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on December 20, 2019 pursuant to 24 CFR Section 58.43.

The City of Palm Springs acting as the lead agency, completed California Environmental Quality Act (CEQA) review for the development, including the Proposed Project (Palm Springs Project Case No. 3.3333 MAJ), and adopted an Exemption Status under Sections 15268 and 15194 of the CEQA Guidelines and filed a Notice of Determination posted on February 6, 2019, as such no further action is required.

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

The development of 60 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

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

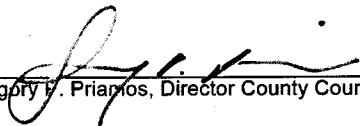
Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with HOME Investment Partnerships Act Funds.

Attachments:

- County of Riverside Environmental Assessment
- Request for Release of Funds - HOME Funds
- Request for Release of Funds - HCVP Project Based Vouchers
- Public Notice FONSI/RROF


Steven Atkeson 12/26/2019


Gregory H. Priamos, Director County Counsel 12/24/2019



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: The-Monarch-Apartments

HEROS Number: 900000010110706

Project Location: 3130 N Indian Canyon Dr, Palm Springs, CA 92262

Additional Location Information:

3130 North Indian Canyon Drive, Palm Springs 92262 with APN 501-031-028. The site is currently a vacant lot at the corner of E San Rafael Drive and N. Indian Canyon Drive. The site is framed by existing developments to the north, east and south. Across San Rafael is an undeveloped portion of a PDD development called Palermo, a partially built-out single-family attached two-story project. Adjacent to the east are one-story single-family homes designed by Wexler-Harrison known as the Wexler Steel Houses. To the south across Simms is a multi-family apartment development comprised of one- and two-story buildings. Across Indian Canyon are vacant parcels. On the west side of the drive are two-story buildings with two- and three-bedroom stacked units around a courtyard.

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

The project activity includes the proposed use of: (1) \$500,000 in Home Investment Partnership Act (HOME) funds to Community Housing Opportunities Corporation (CHOC), a California nonprofit public benefit corporation, for the development and construction of a 60-unit affordable multifamily housing project located at 3130 North Indian Canyon Drive, Palm Springs 92262 with APN 501-031-028. An additional \$50,000 for direct staffing subject to the Board of Supervisors approval of the Substantial Amendment to the County of Riverside's 2019-2020 One Year Action Plan. The proposed project will consist of 28 one-bedroom units, 15 two-bedroom units, and 16 three-bedroom units. One two-bedroom unit will be set aside as an on-site resident manager's unit. Four (4) apartment units (HOME-assisted units) will be restricted to low-income households; and (2) Fifteen (15) Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) which will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Housing Authority will enter into Housing Assistance Payments (HAP) Contracts with CHOC subject to approval by the Housing Authority's Board of Commissioners. The site is currently a vacant lot at the corner of E San Rafael Drive and N. Indian Canyon Drive. The project is a large-family affordable housing that will consist of sixty (60) 1, 2, and 3-bedroom units serving residents making 20%, 30%, 40%, 50%, and 60% of Area Median Income. The design features a contemporary design with mid-century modern influence in garden style apartment buildings that fits within the context of the neighborhood and the historical Palm Springs architectural style. The site is framed by existing developments to the north, east and south. Across San Rafael is an undeveloped portion of a PDD development called Palermo, a partially built-out single-family

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attached two-story project. Adjacent to the east are one-story single-family homes designed by Wexler-Harrison known as the Wexler Steel Houses. To the south across Simms is a multi-family apartment development comprised of one- and two-story buildings. Across Indian Canyon are vacant parcels. The buildings are capped with single-sloped roofs similar to the "butterfly" roofs often seen in Palm Springs "modern" homes. Building construction is Type V-B; wood framed with stuccoed exterior walls, reverse board-and-batten siding, and cool roof roofing systems. On the west side of the drive are two-story buildings with two- and three-bedroom stacked units around a courtyard. The wall material and roof types are similar to the one-story buildings. In the center of the project is the Community Building with a pedestrian plaza and passive-activity shaded areas to the east and water play area to the west. The project includes on-site parking for 72 vehicles, of which are designated handicapped stalls. There will be 27 covered parking spaces with carports prepped for photovoltaic (PV) panels in the future. The Community Building roof and portions of the roofs of the two-story apartment buildings are also prepped for PV systems.

Funding Information

Grant Number	HUD Program	Program Name
M-17-UC-06-0530	Community Planning and Development (CPD)	HOME Program
PBV4-19-002	Other	Housing Choice Vouchers Program Project Based Vouchers

Estimated Total HUD Funded Amount: \$3,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$29,940,642.00

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
---------------------------	---------------------------------

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: Mervyn A. Manalo Date: 12/16/2019

Name / Title/ Organization: Mervyn Manalo / Housing Specialist / RIVERSIDE COUNTY

Certifying Officer Signature: V. M. Perez Date: 1/7/2020

Name/ Title: V. MANUEL PEREZ, Chairman

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: [Signature] 12/23/19
AMRIT P. DHILLON DATE

ATTEST:
KECIA R. HARPER, Clerk
By [Signature]
DEPUTY

Request for Release of Funds and Certification

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

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

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers	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 Economic Development Agency 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) Mervyn Manalo, Housing Specialist III, (951) 343-5495	7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside, Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012		

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

9. Program Activity(ies)/Project Name(s) The Monarch Apartments, Palm Springs, CA 15 HCVP Project Based Vouchers	10. Location (Street address, city, county, State) 5555 Arlington Avenue, City of Riverside, County of Riverside, CA
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11. Program Activity/Project Description

The project activity includes the use of up to \$500,000 in HOME funds by Community Housing Opportunities Corporation (CHOC), a California non-profit public benefit corporation, and fifteen (15) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The proposed project consists of development and new construction of a 60-unit affordable multifamily housing project located at 3130 North Indian Canyon Drive, Palm Springs 92220. The proposed Project will consist of 28 one-bedroom units, 16 two-bedroom units, and 16 three-bedroom units. One two-bedroom unit will be set-aside as an on-site manager's unit. The apartment units will be rented to low-income households whose incomes do not exceed 60% of the area median income for the County of Riverside. The project site is located on 3.62 acres of vacant land on the corner of North Indian Canyon Drive and San Rafael Drive in the City of Palm Springs, Assessor's Parcel Number 501-031-028.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chairman, Riverside County Board of Supervisors

Date signed

1/7/2020

Address of Certifying Officer

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

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

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

ATTEST:

KECIA R. HARPER, Clerk

By 
DEPUTY

FORM APPROVED COUNTY SUPERVISOR
12/23/19
DATE
BY AMRUB PHILLION
X

PUBLIC NOTICE

December 20, 2019

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

(951) 343-5495 Mervyn Manalo

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about January 7, 2020, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: (1) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and (2) HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Monarch Apartments, Palm Springs

PURPOSE: The project activity includes the use of up to \$500,000 in HOME funds by Community Housing Opportunities Corporation (CHOC), a California non-profit public benefit corporation, and fifteen (15) HCVP Project Based Vouchers which will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The proposed project consists of development and new construction of a 60-unit affordable multifamily housing project located at 3130 North Indian Canyon Drive, Palm Springs 92220. The proposed Project will consist of 28 one-bedroom units, 15 two-bedroom units, and 16 three-bedroom units. One two-bedroom unit will be set-aside as an on-site manager's unit. The apartment units will be rented to low-income households whose incomes do not exceed 60% of the area median income for the County of Riverside.

LOCATION: The project site is located on 3.62 acres of vacant land on the corner of North Indian Canyon Drive and San Rafael Drive in the City of Palm Springs, Assessor's Parcel Number 501-031-028.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Riverside Economic Development Agency Housing Division, Attention Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504. All comments received at the address specified above **on or before January 7, 2020** will be considered by the County of Riverside prior to authorizing submission of a Request for Release of Funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The County of Riverside certifies to the HUD Los Angeles Field Office that the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Economic Development Agency to allocate HOME Investment Partnerships Program funds on behalf of the County of Riverside.

OBJECTIONS TO RELEASE OF FUNDS

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

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

environmental quality.

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

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

###

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

Project Information

Project Name: The-Monarch-Apartments

HEROS Number: 900000010110706

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

RE Preparer: Mervyn Manalo

State / Local Identifier: #069065

Certifying Officer: Chairman, Board of Supervisors

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 3130 N Indian Canyon Dr, Palm Springs, CA 92262

Additional Location Information:

3130 North Indian Canyon Drive, Palm Springs 92262 with APN 501-031-028. The site is currently a vacant lot at the corner of E San Rafael Drive and N. Indian Canyon Drive. The site is framed by existing developments to the north, east and south. Across San Rafael is an undeveloped portion of a PDD development called Palermo, a partially built-

out single-family attached two-story project. Adjacent to the east are one-story single-family homes designed by Wexler-Harrison known as the Wexler Steel Houses. To the south across Simms is a multi-family apartment development comprised of one- and two-story buildings. Across Indian Canyon are vacant parcels. On the west side of the drive are two-story buildings with two- and three-bedroom stacked units around a courtyard.

Direct Comments to:

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

The project activity includes the proposed use of: (1) \$500,000 in Home Investment Partnership Act (HOME) funds to Community Housing Opportunities Corporation (CHOC), a California nonprofit public benefit corporation, for the development and construction of a 60-unit affordable multifamily housing project located at 3130 North Indian Canyon Drive, Palm Springs 92262 with APN 501-031-028. An additional \$50,000 for direct staffing subject to the Board of Supervisors approval of the Substantial Amendment to the County of Riverside's 2019-2020 One Year Action Plan. The proposed project will consist of 28 one-bedroom units, 15 two-bedroom units, and 16 three-bedroom units. One two-bedroom unit will be set aside as an on-site resident manager's unit. Four (4) apartment units (HOME-assisted units) will be restricted to low-income households; and (2) Fifteen (15) Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) which will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. The Housing Authority will enter into Housing Assistance Payments (HAP) Contracts with CHOC subject to approval by the Housing Authority's Board of Commissioners. The site is currently a vacant lot at the corner of E San Rafael Drive and N. Indian Canyon Drive. The project is a large-family affordable housing that will consist of sixty (60) 1, 2, and 3-bedroom units serving residents making 20%, 30%, 40%, 50%, and 60% of Area Median Income. The design features a contemporary design with mid-century modern influence in garden style apartment buildings that fits within the context of the neighborhood and the historical Palm Springs architectural style. The site is framed by existing developments to the north, east and south. Across San Rafael is an undeveloped portion of a PDD development called Palermo, a partially built-out single-family attached two-story project. Adjacent to the east are one-story single-family homes designed by Wexler-Harrison known as the Wexler Steel Houses. To the south across Simms is a multi-family apartment development comprised of one- and two-story buildings. Across Indian Canyon are vacant parcels. The buildings are capped with single-sloped roofs similar to the "butterfly" roofs often seen in Palm Springs "modern" homes. Building construction is Type V-B; wood framed with stuccoed exterior walls, reverse board-and-batten siding, and cool roof roofing systems. On the west side of the drive are two-story buildings with two- and three-bedroom stacked units around a courtyard. The wall material and roof types are similar to the one-story buildings. In the center of the project is the Community Building with a pedestrian plaza and passive-activity shaded areas to the east and water play area to the west. The project includes on-site parking for 72 vehicles, of which are designated handicapped stalls. There will be 27 covered parking spaces with carports prepped for photovoltaic (PV) panels in the future. The Community Building roof and portions of the roofs of the two-story apartment buildings are also prepped for PV systems.

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

The purpose and need for the proposal is to construct a much needed affordable residential development with 60-units, a community building and related parking and

landscape improvements on a vacant 3.6-acre site in the City of Palm Springs.

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

The undeveloped 3.6-acre parcel is located in the City of Palm Springs bounded by streets on three sides and contains scattered vegetation, weeds and native plant materials. The site abuts Indian Canyon Drive to the west, San Rafael Drive to the north and Simms Road to the south; the east property line abuts single-family homes. Existing street improvements include curbs on all street frontages and a sidewalk along the frontages of North Indian Canyon Drive and San Rafael Drive. Public transit is available via an existing bus stop (Sunline's Line 24) located on the north side of the property along San Rafael Drive. The site is surrounded by a combination of vacant and developed residential properties. There is also commercial and industrial development located to the northwest of the site.

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

[Exhibit - Site photos\(1\).pdf](#)

[Exhibit - Site photos.pdf](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M-17-UC-06-0530	Community Planning and Development (CPD)	HOME Program
PBV4-19-002	Other	Housing Choice Vouchers Program Project Based Vouchers

**Estimated Total HUD Funded,
Assisted or Insured Amount:** \$3,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a)
(5)]:** \$29,940,642.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The subject property is vacant. Google Earth, 10.3.19
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is located approximately 100 miles east of the Pacific Ocean. There is no coastal zone in Palm Springs, or any part of Riverside County.
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 structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project area is covered by FIRM Panel Number 06065C1556G, effective August 28, 2008, which indicates the area lies within Zone X (shaded), defined as "areas of reduced flood risk due to levees. See Hydrology Study.

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Sulfur dioxide, Ozone, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The estimated project-specific emissions levels for PM10 and ozone (non-attainment pollutants for the SSAB) would not exceed any of the de minimis or threshold emissions or exceed the screening levels established by the SCAQMD (air district).</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is located approximately 100 miles east of the Pacific Ocean. There is no coastal zone in Palm Springs, or any part of Riverside County.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. Based on the findings of the PHASE I ENVIRONMENTAL SITE ASSESSMENT, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil</p>

		<p>remediation, groundwater sampling, and/or groundwater remediation. Environmental studies pertaining to soil and groundwater contamination beneath the site are not recommended.</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>The project site is vacant and surrounded on all sides by development. The site contains sparse native vegetation, but has been significantly impacted by human activity, including dumping, cut-through paths, and impacts from adjacent streets. The site is within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within or in the vicinity of a Conservation Area. The Plan requires that the project pay the development fee, which will be used to purchase habitat for the 29 covered species in the Plan. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. Subject property is vacant and has never been developed. One above ground tank located 600+/- feet northwest of the subject property is used to store gasoline for a business (Lumbermans; see Figure 1 of Phase I report). SEE SOURCE: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE VACANT 3.62-ACRE PROPERTY LOCATED SOUTHEAST OF SAN RAFAEL DRIVE AND NORTH INDIAN CANYON DRIVE (APN 501-031-028) PALM SPRINGS, CALIFORNIA, TERRA NOVA PLANNING & RESEARCH, INC. SEPTEMBER 2018. The project is in compliance with explosive and</p>

		flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no agricultural lands in the City. The General Plan designates this property as Medium Density Residential. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. See Appendix B of the Hydrology Study. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation, there are No Historic Properties Affected because the project will have no effect on the historic properties that are present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 59-64 db. See Palm Springs International Noise Contours and City of Palm Spring Source: Noise Element, Palm Springs General Plan, 2007, figure 8-2, page 8-9. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subject property is located in the low desert region of Palm Springs in the Coachella Valley region of Riverside County California. The nearest riparian areas which could conceivably harbor wetlands are located in Chino Canyon approximately 15,800 feet west of the subject property (Google Earth 10.3.19). Also see Section 5.4.1 of the CEQA EIR for the Palm Springs General Plan Update 2007, which identifies the locations of jurisdictional wetlands in the City of Palm Springs. The project will not impact on- or off-site wetlands. The

		project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. The nearest "river" is the seasonal Whitewater River (floodplain) located approximately 5,400 feet northeast of the subject property. This regional drainage is not designated by any governmental agency as a wild or scenic river. Nor is it a "Study River" or within the Nationwide Rivers Inventory. Also see California Desert Conservation Plan, Bureau of Land Management, US Department of the Interior. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will provide 60 affordable multi-family residential units. The project will reduce the City's existing housing need. The project will add 60 units to the City's existing housing inventory of 35,735 existing units, of which 11,631 are multiple family dwelling units. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The City of Palm Springs found the project consistent with the City's General Plan and zoning ordinance (see Exhibit B, Planning Commission Staff Report). The project is zoned for Medium Density Residential, and will provide one, 2 and 3 story buildings consistent in style and scale to buildings in this section of the City.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The site is generally flat, sloping slightly to the east. The soils consist of alluvial and sand dune deposits, consisting of silt, sand, gravel and cobbles (see Phase I ESA). Drainage for the site is proposed to contain the 100 year storm in three underground storage facilities (please see Hydrology Study).	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The site is designed to include a perimeter wall, which will improve safety and reduce noise levels. As described in the Noise worksheet, noise levels on the site are expected to be consistent with acceptable noise levels for residential projects, as defined by the Palm Springs General Plan.	
Energy Consumption/Energy Efficiency	2	The project has been designed to meet the requirements of the current Uniform Building Code, including CalGreen. The project will include high efficiency fixtures and equipment, and will not consume excessive amounts of energy.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The population of the City of Palm Springs is 47,140. The median household income is \$48,126. The region has a current unemployment rate of 4.6%. The primary employment sectors in the City include service, retail, and tourism industries. The project proposes housing for extremely low, very low and low income households, in an area of Palm Springs which is proximate to existing employment, including retail and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		manufacturing employers located northwest of the project. The project is located on a public transit route, and will provide access to employers in downtown Palm Springs, including a number of hotels and restaurants.	
Demographic Character Changes / Displacement	2	The project site is vacant, and will not displace any current residents. The City has a median age of 54.1, and a population of 47,140. There are 19,457 employees in the City. The median property value is \$340,600.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Vista del Monte Elementary is located 0.38 miles southeast of the project site.	
Commercial Facilities (Access and Proximity)	2	Two shopping centers, including grocery stores, are located 1.1 mile southeast of the project site.	
Health Care / Social Services (Access and Capacity)	2	Desert Regional Medical Center is located 1.4 miles south of the project site.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste disposal and recycling services are provided by Palm Springs Disposal Service. The project will include both solid waste and recycling bins for residents' use.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The City of Palm Springs is the wastewater collection provider. The City operates a treatment plant which has existing capacity, and plans for expansion. The project will connect to existing sewer lines in Indian Canyon Drive.	
Water Supply (Feasibility and Capacity)	2	Desert Water Agency is the water provider for the project. The project will connect to existing water lines in Indian Canyon Drive.	
Public Safety - Police, Fire and Emergency Medical	2	The City of Palm Springs has full service police, fire and emergency medical services. The project will be served by Fire Station 3, located 0.5 miles southeast of the project.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Parks, Open Space and Recreation (Access and Capacity)	2	Victoria Park is located 0.45 miles southeast of the project site.	
Transportation and Accessibility (Access and Capacity)	2	SunLine Transit provides transit services to the City and region. Current service is available on Indian Canyon Drive. Indian Canyon Drive is a major arterial roadway that provides access directly to downtown Palm Springs to the south, and to Interstate 10 to the north. State Highway 111 is located 0.3 miles to the west of the project.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The site is surrounded on all sides by roadways and existing single family homes. There are no unique natural features or water resources on the site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The site has been significantly disturbed by human activity, and contains sparse native vegetation. Because the site is isolated by development (roads and homes) on all sides, no significant wildlife occurs. Common species, including crows, rodents and insects, are expected to occur on the site.	
Other Factors	2	None	

Supporting documentation

[20181203 CHOC 1812 Traffic Study Urban Crossroads.pdf](#)

[PALM SPRINGS NOE Date Stamped.pdf](#)

[Exhibit B - PC Staff Report 1.23.19.pdf](#)

Additional Studies Performed:

A cultural resources analysis, historic resource analysis, Phase 1 ESA, hydrology study and traffic analysis were performed, and have been provided for this project.

Field Inspection [Optional]: Date and completed

by:

Mervyn Manalo

10/9/2019 12:00:00 AM

[Exhibit - Site photos.pdf](#)

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

County of Riverside, City of Palm Springs, various Tribes, State Historic Preservation Office, CRM Tech, and Terra Nova Planning and Research.

List of Permits Obtained:**Public Outreach [24 CFR 58.43]:**

The FONSI notice will be advertised throughout the County of Riverside via The Press Enterprise and The Desert Sun newspapers.

Cumulative Impact Analysis [24 CFR 58.32]:

The project will provide 60 affordable multi-family residential units. Cumulatively, the project will reduce the City's existing housing need. The project will add 60 units to the City's existing housing inventory of 35,735 existing units, of which 11,631 are multiple family dwelling units. The City does not currently have plans for additional apartment units. The project will not contribute significantly to traffic impacts in the region, and is developing at a density that was planned for the site in the City's General Plan. The project will not cumulatively impact biological resources, because the site is impacted and does not include sensitive species. The project will not cumulatively impact water resources, because the water consumption for the project is consistent with that allocated to the land use designation for the site, on which Desert Water Agency's Urban Water Management Plan is based.

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

The project site is owned by the City of Palm Springs. The City considered other City-owned parcels prior to issuing the Request for Proposals for the project, but determined that this site was the most appropriate for affordable housing. The project design considered a more intense alternative, but found that the design was incompatible with surrounding land uses and densities.

No Action Alternative [24 CFR 58.40(e)]

The project site is designated for multiple family development, and owned by the City for that purpose. Although no action would result in no immediate development, the City would still look for an affordable housing development on this site in order to assist in the achievement of its Housing Element affordable housing need.

Summary of Findings and Conclusions:

The project will compliment as well as benefit the surrounding land uses. The

construction of the project will create jobs and provide 60 affordable housing units in the City of Palm Springs. The project will add 60 units to the City's existing housing inventory of 35,735 existing units, of which 11,631 are multiple family dwelling units. The City does not currently have plans for additional apartment units. The project will not contribute significantly to traffic impacts in the region, and is developing at a density that was planned for the site in the City's General Plan. The project will not cumulatively impact biological resources, because the site is impacted and does not include sensitive species. The project will not cumulatively impact water resources, because the water consumption for the project is consistent with that allocated to the land use designation for the site, on which Desert Water Agency's Urban Water Management Plan is based.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
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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 site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The subject property is vacant. Google Earth, 10.3.19

Supporting documentation

[CHOC PS - Dist to Airport 12.9.19 Email\[1\].pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is located approximately 100 miles east of the Pacific Ocean. There is no coastal zone in Palm Springs, or any part of Riverside County.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[20181203 CHOC 2481 Preliminary Hydrology Report-signed\(1\).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

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD

recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The project area is covered by FIRM Panel Number 06065C1556G, effective August 28, 2008, which indicates the area lies within Zone X (shaded), defined as "areas of reduced flood risk due to levees. See Hydrology Study.

Supporting documentation

[20181203 CHOC 2481 Preliminary Hydrology Report-signed.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	150.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to project air quality emissions that will be generated by the proposed project.

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

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

Enter the estimate emission levels:

Ozone	ppb (parts per million)
Particulate Matter, <10 microns	µg/m ³ (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Sulfur dioxide, Ozone, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not

exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The estimated project-specific emissions levels for PM10 and ozone (non-attainment pollutants for the SSAB) would not exceed any of the de minimis or threshold emissions or exceed the screening levels established by the SCAQMD (air district).

Supporting documentation

[Air-Quality-Partner-Worksheet 10.2.19.docx](#)

[Exhibit A CalEEMod .pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is located approximately 100 miles east of the Pacific Ocean. There is no coastal zone in Palm Springs, or any part of Riverside County.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

- No

Explain:

RECs were not identified within the site during this assessment. Historical RECs were also not identified at the site. An historical REC refers to a past release that has been remediated to below

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

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic,

hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. Based on the findings of the PHASE I ENVIRONMENTAL SITE ASSESSMENT, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil remediation, groundwater sampling, and/or groundwater remediation. Environmental studies pertaining to soil and groundwater contamination beneath the site are not recommended.

Supporting documentation

[Indian Canyon Drive - Phase I Report.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**

The project site is vacant and surrounded on all sides by development. The site contains sparse native vegetation, but has been significantly impacted by human activity, including dumping, cut-through paths, and impacts from adjacent streets. The site is within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within or in the vicinity of a Conservation Area. The Plan requires that the project pay the development fee, which will be used to purchase habitat for the 29 covered species in the Plan. This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

07. CVAG MSHCP Plan Executive Summary.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

No

Yes

4. Is the Separation Distance from the project acceptable based on standards in the Regulation?

Yes

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

No

Screen Summary

Compliance Determination

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. Subject property is vacant and has never been developed. One above ground tank located 600+/- feet northwest of the subject property is used to store gasoline for a business (Lumbermans; see Figure 1 of Phase I report). SEE SOURCE: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE VACANT 3.62-ACRE PROPERTY LOCATED SOUTHEAST OF SAN RAFAEL DRIVE AND NORTH INDIAN CANYON DRIVE (APN 501-031-028) PALM SPRINGS, CALIFORNIA, TERRA NOVA PLANNING & RESEARCH, INC. SEPTEMBER 2018. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Indian Canyon Drive - Phase I Report(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

<p>The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.</p>	<p>Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)</p>	<p><u>7 CFR Part 658</u></p>
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1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

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

There are no agricultural lands in the City. The General Plan designates this property as Medium Density Residential.

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

There are no agricultural lands in the City. The General Plan designates this property as Medium Density Residential. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

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

[20181203 CHOC 2481 Preliminary Hydrology Report-signed\(1\).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.

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. See Appendix B of the Hydrology Study. The project is in compliance with Executive Order 11988.

Supporting documentation

20181203 CHOC 2481 Preliminary Hydrology Report-signed(2).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" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold**Is Section 106 review required for your project?**

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

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

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

Step 1 – Initiate Consultation**Select all consulting parties below (check all that apply):**

- State Historic Preservation Offer (SHPO) Completed
- Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Agua Caliente Band of Cahuilla Indians	Response Period Elapsed
✓ Augustine Band of Cahuilla Indians	Response Period Elapsed
✓ Cabazon Band of Mission Indians	Response Period Elapsed
✓ Cahuilla Band of Mission Indians	Response Period Elapsed
✓ Colorado River Indian Tribes	Response Period Elapsed
✓ Fort McDowell Yavapai Nation	Response Period Elapsed
✓ Los Coyotes Band of Cahuilla and Cupeno Indians	Response Period Elapsed
✓ Morongo Band of Cahuilla Mission Indians	Response Period Elapsed
✓ Pechanga Band of Luiseno Mission Indians	Response Period Elapsed
✓ Quechan Tribe of the Fort Yuma Indian	Response Period Elapsed
✓ Ramona Band of Cahuilla Indians	Response Period Elapsed
✓ Santa Rosa Band of Cahuilla Indians	Response Period Elapsed
✓ Soboba Band of Luiseno Indians	Response Period Elapsed
✓ Torres Martinez Desert Cahuilla Indians	Response Period Elapsed
✓ Twenty-Nine Palms Band of Mission Indians	Response Period Elapsed

Other Consulting Parties

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

Consultation was initiated by the County of Riverside with communication letters requesting review and detailing project information provided to 15 tribes identified and listed on HUD's Tribal Directory Assessment Tool.

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

Step 2 – Identify and Evaluate Historic Properties

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

Due to the fact that the proposed project involves new construction, the APE shall be defined to include the Project Site as well as the properties contiguous to and within 500 feet of the Project Site. The project site is currently vacant, and relatively flat. The lot is covered by grass and some debris. The surrounding area is comprised of residential units to the east and south with potential residential to be constructed north of the Project Site. Vacant land is west of the site and commercial property is located north west of the Project Site.

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
Wexler Steel Houses; City of Palm Springs	Identified	Yes	✓ Not Sensitive

Additional Notes:

Wexler Steel Houses; City of Palm Springs Class 1 Historic Site No. 42; National Register of Historic Places No. 12000125 (Steel House No. 2). Please see Historic Visual Analysis. There are seven homes listed as a Class 1 Historic Site by the City of Palm Springs. They are located at 290 E. Simms Road, 300 and 330 E. Molino Road, and 3100, 3125, 3133, and 3165 N. Sunnyview Drive. 2135 N. Sunnyview Drive is also listed in the National Register of Historic Places.

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

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

See Cultural Resources Report and Historical Visual Impact Analysis

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 the project will have no effect on the historic properties that are present. The project is in compliance with Section 106.

Supporting documentation

Historical Visual Impact Analysis 12.3.18.pdf

Cultural Resources Report 11.20.18.pdf

Tribal Notices Mailed.pdf

TDAT Tribe List.pdf

SHPO letter and exhibits.pdf

Letter from SHPO 2019-11-08.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: 62

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: 62

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: 59-64 db. See Palm Springs International Noise Contours and City of Palm Spring Source: Noise Element, Palm Springs General Plan, 2007, figure 8-2, page 8-9. The project is in compliance with HUD's Noise regulation.

Supporting documentation

8Noise.pdf

Palm Springs International Noise Contours.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary**Compliance Determination**

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

Supporting documentation

EPA Sole Source Aquifer Map.docx

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
<p>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.</p>	<p>Executive Order 11990</p>	<p>24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.</p>

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**

Subject property is located in the low desert region of Palm Springs in the Coachella Valley region of Riverside County California. The nearest riparian areas which could conceivably harbor wetlands are located in Chino Canyon approximately 15,800 feet west of the subject property (Google Earth 10.3.19). Also see Section 5.4.1 of the CEQA EIR for the Palm Springs General Plan Update 2007, which identifies the locations of jurisdictional wetlands in the City of Palm Springs. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

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**

The project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River. The nearest "river" is the seasonal Whitewater River (floodplain) located approximately 5,400 feet northeast of the subject property. This regional drainage is not designated by any governmental agency as a wild or scenic river. Nor is it a "Study River" or within the Nationwide Rivers Inventory. Also see California Desert Conservation Plan, Bureau of Land Management, US Department of the Interior. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Environmental Justice

<p>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.</p>	<p>Executive Order 12898</p>	
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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

The project will provide 60 affordable multi-family residential units. The project will reduce the City's existing housing need. The project will add 60 units to the City's existing housing inventory of 35,735 existing units, of which 11,631 are multiple family dwelling units. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No