

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



**ITEM: 3.17  
(ID # 13954)**

**MEETING DATE:**

Tuesday, December 15, 2020

**FROM:** HOUSING, HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS:

**SUBJECT:** HOUSING HOMELESSNESS PREVENTION AND WORKFORCE SOLUTIONS (HHPWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact for Vista Sunrise II Development, 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. [Housing Choice Voucher Program Project Based Vouchers - 100%]

**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 Vista Sunrise II Development, City of Palm Springs, pursuant to the National Environmental Policy Act (NEPA), and conclude that the project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for Housing Choice Voucher Program Project Based Vouchers;

**ACTION:** Policy

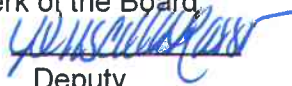
  
Heidi Marshall, Director 11/30/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries 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: December 15, 2020  
xc: HHPWS

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

4. Authorize the Chair of the Board of Supervisors to execute the 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, Homelessness Prevention and Workforce Solutions, 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.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	20/21

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The Coachella Valley Housing Coalition (Developer), a California nonprofit public benefit corporation, has been awarded twenty-nine (29) 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 on July 20, 2020, for proposed projects applying for California Department of Housing and Community Development No Place like Home funds. Developer intends to apply for Round 3 of the No Place like Home funds which will help provide permanent supportive housing for individuals who are homeless, chronically homeless or at risk of becoming homeless. The PBVs will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside’s HCVP waiting list at or below 30% of the Area Median Income for the proposed Vista Sunrise II Multi-Family development, a 61-unit (which includes 1 manager’s unit) multi-family affordable rental housing complex for low-income families. The Proposed Project, will consist of 48 studios, 12 one-bedroom units and 1 two-bedroom manager’s unit located on 1.14 acres of land located at the Southwest corner of Vista Chino and Sunrise Way in the City of Palm Springs, California, identified as Assessor Parcel Numbers 507-100-04 (Property). Supportive Services will be provided by the Riverside University Health System Behavioral Health that includes case management and referrals based on each tenant’s needs. The Housing Authority will enter into an Agreement Housing Assistance Payments (AHAP) with Developer subject to approval by the Housing Authority’s Board of Commissioners.

NEPA Review

The environmental effects of activities carried out with 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 Housing, Homelessness Prevention

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STATE OF CALIFORNIA**

and Workforce Solutions, 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 November 23, 2020, the County completed an Environmental Assessment (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 as the Responsible Entity (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 RE for the environmental review process complete and execute the attached Request for Release Of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Request for Release of Funds was published on November 25, 2020 pursuant to 24CFR Section 58.43.

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**

Vista Sunrise II project will have a positive impact on community members and businesses in the County of Riverside as it provides housing and supportive services for individuals experiencing homelessness as well as creates jobs for local residents.

**Attachments:**

- County of Riverside Environmental Assessment
- Request for Release of Funds
- Public Notice FONSI/RROF

  
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Marcus Maltese

12/7/2020

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel

12/3/2020



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

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

**Project Information**

**Project Name:** Vista-Sunrise-II-Apartments

**HEROS Number:** 900000010160839

**Project Location:** Sunrise Way, Palm Springs, CA 92262

**Additional Location Information:**

Southwest corner of Vista Chino and Sunrise Way (APN 507-100-041), City of Palm Springs, California.

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

The Project will consist of 61 special needs affordable housing units immediately south of the Desert AIDS Project (DAP) campus in the City of Palm Springs, California. The Project is a component of the larger DAP campus expansion project, which includes an 18,500+/- square foot Pavilion addition to the medical services buildings, comprehensive access, site and landscaping improvements on the existing DAP campus, and the 61-unit Vista Sunrise II Apartments ("Project"). The Project site fronts Sunrise Way and is approximately 1.14 acres. In addition to the 60 very-low and low income household units and one manager's unit proposed, the Project site program also includes counseling, on-site management, social gathering spaces, a community room, and common area courtyards. The apartments will be 48 studio and 12 one-bedroom units on three stories. The layout of the units strongly encourages socialization, and the use of natural light and mountain views for a healthy living environment. A total of 31 parking stalls will be provided at 0.5 stall per unit. Additional parking will be available at the DAP parking lot immediately west of the Project. Non-HUD Program Funding Amount No Place Like Home \$5,328,726 City of Palm Springs \$3,400,000 Construction Loan (Lender TBD) \$12,134,892

**Funding Information**

Grant Number	HUD Program	Program Name
PBV4-20-002	Public Housing	Housing Choice Voucher Program

**Estimated Total HUD Funded Amount:** \$6,936,720.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$24,000,000.00

**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
Noise Abatement and Control	<p>The Project will adhere to all mitigation measures outlined in the Noise Impact Analysis regarding the reduction of noise and vibrations emanating from the Project:</p> <ol style="list-style-type: none"> <li>1. Windows: All residential lots require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27.</li> <li>2. Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.</li> <li>3. Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.</li> <li>4. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.</li> </ol>
Permits, reviews, and approvals	The following approvals will be required for the DAP campus expansion project, which includes the proposed Project: * General Plan Amendment from

	<p>Medium Density Residential and Public/Quasi Public to Mixed Use/Multi Use (MU). * Amendment to the existing Planned Development District (PDD) 281 in lieu of a Change of Zone to expand the PDD boundary to include all of DAP's properties and establish development parameters for the expansion project. * Major Architectural Approval (MAA) for overall site improvements, the new Pavilion, and the Special Needs Housing units.</p>
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**Mitigation Plan**

The developer will update RE on a monthly basis on the process of obtaining all permits and approvals. Developer must submit monthly updates to RE that give updates on the progress of the project as well as the mitigation measures laid out in NEPA.

**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: 11-23-2020

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

Certifying Officer Signature: V. Manuel Perez Date: DEC 15 2020

Name/ Title: V. MANUEL PEREZ CHAIRMAN, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL  
BY: APD 12/14/2020 DATE  
AMRIT P. DHILLON

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 (PBV)	2. HUD/State Identification Number <b>CA027</b>	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, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504	
6. For information about this request, contact (name & phone number) <b>Nicole Sanchez, 760.863.2825</b>		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) <b>Vista Sunrise II</b>	10. Location (Street address, city, county, State) Southwest corner of Vista Chino and Sunrise Way (APN 507-100-041), City of Palm Springs, California.
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### 11. Program Activity/Project Description

The Project activity includes the proposed use of twenty nine(29) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV's) that will serve as a rental subsidy for clients on the Housing Authority of the County of Riverside HCVP waiting list for the Vista Sunrise II project. The Housing Authority of the County of Riverside will enter into a Housing Assistance Payment Contract with the project owner, subject to approval by the Board of Commissioners.

The new 61-unit special needs housing complex will be a combination of 48 studios, 12 one-bedroom units; with 1 two-bedroom manager's unit. The unit types are spread out over all three floors and are comprised of a living/bedroom area, kitchen, and bathroom. Studio sizes range from 400 to 480-square feet; one-bedrooms from 635 to 750-square feet; and the manager's unit is a two-bedroom, 960-square foot unit. Amenities will include a community room containing a multipurpose educational space, a computer lab, offices for an onsite manager and case manager, a demonstration kitchen, and laundry facilities. Residents will enjoy the access to the dog park which will be complemented with seating access for residents. Service amenities will include computer training, food preparation classes and a myriad of services provided by the Riverside University Health System (Behavioral Health). These services include crisis intervention, psychiatric assessments, recovery management, medication services, case management, and dual-diagnosis treatment. The Desert AIDS Project (DAP) will have a key role in supporting Behavioral Health through both supplemental services and coordinated case management.

**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

Chairman, Riverside County Board of Supervisors

Date signed

DEC 15 2020

Address of Certifying Officer

C/O Riverside County, Housing, Homelessness Prevention and Workforce Solutions, 5555 Arlington Avenue, Riverside, CA 92504

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

X

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

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY   
AMRIT P. DHILLON

12/14/2020  
DATE

ATTEST:

form HUD-7015.15 (1/99)

KECIA R. HARPER, Clerk

By   
DEPUTY



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

**Project Information**

**Project Name:** Vista-Sunrise-II-Apartments

**HEROS Number:** 900000010160839

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

**RE Preparer:** Nicole Sanchez

**State / Local Identifier:** PBV4-20-002

**Certifying Officer:** V. Manuel Perez, Chairman

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

**Point of Contact:** Kenneth Rodgers

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

**Point of Contact:** Nicole Sauviat Criste

**Project Location:** Sunrise Way, Palm Springs, CA 92262

**Additional Location Information:**

Southwest corner of Vista Chino and Sunrise Way (APN 507-100-041), City of Palm Springs, California.

**Direct Comments to:**

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

The Project will consist of 61 special needs affordable housing units immediately south of the Desert AIDS Project (DAP) campus in the City of Palm Springs, California. The Project is a component of the larger DAP campus expansion project, which includes an 18,500+/- square foot Pavilion addition to the medical services buildings, comprehensive access, site and landscaping improvements on the existing DAP campus, and the 61-unit Vista Sunrise II Apartments ("Project"). The Project site fronts Sunrise Way and is approximately 1.14 acres. In addition to the 60 very-low and low income household units and one manager's unit proposed, the Project site program also includes counseling, on-site management, social gathering spaces, a community room, and common area courtyards. The apartments will be 48 studio and 12 one-bedroom units on three stories. The layout of the units strongly encourages socialization, and the use of natural light and mountain views for a healthy living environment. A total of 31 parking stalls will be provided at 0.5 stall per unit. Additional parking will be available at the DAP parking lot immediately west of the Project. Non-HUD Program Funding Amount No Place Like Home \$5,328,726 City of Palm Springs \$3,400,000 Construction Loan (Lender TBD) \$12,134,892

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

The Project, as part of the Desert AIDS Project (DAP) campus expansion plan, represents both an expansion of the special needs housing currently provided at Vista Sunrise Apartments, and of the services provided by DAP. The Project location within the DAP campus, combined with surrounding commercial and institutional uses and convenient access to transit, are ideal for special needs affordable housing. A new 61-unit apartment complex for very low and low income households is necessary for the following reasons: \* The need for housing individuals with chronic illness will continue to grow. \* The need for health care, dental care, and social services for the low-income population in the Valley will continue to grow. \* The three existing entities (DAP and CVHC) have an on-going cooperative and collaborative relationship which will be enhanced by the Campus expansion. \* The integration of special needs housing and the services provided by DAP has been recognized nationally as model of broad-band service for this population. \* This project is a preventive approach to homelessness. Social/Health support services and housing create a solid foundation to build a stable life. In addition to the 60 very-low and low income household units and one manager's unit proposed, the site program includes counseling, on-site management, social gathering spaces, a community room, and common area courtyards. The apartments will be studio and one-bedroom units on three stories. The layout of the units strongly encourages socialization, and the use of natural light and mountain views for a healthy living environment.

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

The Project is located within the DAP campus, and is the only vacant undeveloped parcel. The vacant Project site is covered by dirt, scattered non-native vegetation, weeds, and ruderal vegetation. The developed portion of the DAP campus consists of the DAP Buildings, DAP Annex, DAP Business Center, Vista Sunrise I Apartments, and

an existing parking lot. The Project represents the build out of an otherwise urbanized environment. Surrounding lands are developed with commercial and residential projects which will continue and provide services for the Project.

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

[Vista Sunrise II APE.pdf](#)

[IMG\\_0051.jpg](#)

[IMG\\_0050.jpg](#)

[IMG\\_0048.jpg](#)

[IMG\\_0047.jpg](#)

[IMG\\_0046.jpg](#)

**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
PBV4-20-002	Public Housing	Housing Choice Voucher Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$6,936,720.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$24,000,000.00

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration Page 83, prepared by The Altum Group, October 2020; Riverside County Airport Land Use Commission Development Review Letter, September 17, 2020; Federal Aviation Administration, Letters of Determination, July 1, 2020) The proposed Project is not within 15,000 feet of a military airport, but within 2,500 feet of a civilian airport. The Project site is located approximately 1,400 feet from the Palm Springs International Airport. According to the General Plan's Safety Element Figure 6-8, Airport Compatibility Plan, the Project site is located in a Zone C Extended Approach/Departure Zone (see Exhibit 1). The proposed Project is located outside Zone A Runway Protection Zone and within Building Restriction Line. The Riverside County Airport Land Use Compatibility Plan provides Basic Compatibility Criteria, which include such considerations as the prohibition of tall structures, hazardous materials storage, siting of high occupancy buildings and facilities, and criteria infrastructure within compatibility zones, as well as limits on dwelling units per acre. The City coordinated with the Riverside County Airport Land Use Commission (ALUC) regarding the Project's compatibility with the ALUC Compatibility Plan. On September 17, 2020, the Riverside County ALUC issued

		<p>their ALUC Development Review findings for the DAP project and determined the proposed Project consistent with the 2005 Palm Springs International Airport Land Use Compatibility Plan. Also, the Federal Aviation Administration (FAA), conducted an aeronautical study under the provisions of 49 U.S.C Section 44178, Title 14 of the Code of Federal Regulations, Part 77, determining that the proposed apartments do not exceed the obstruction standards and would not be a hazard to aviation. Furthermore, the Project vicinity has already been developed and the additional proposed development would adhere to all policies enforced by the City. Therefore, the Project is considered out of the Accident Potential Zone (APZ).</p>
<p><b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: Coastal Barrier Resources System Mapper, U.S. Fish &amp; Wildlife Service) The Vista Sunrise II Apartments Project is located in the City of Palm Springs, California. As shown in Exhibit 5, there is no CBRS unit in California.</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: FEMA Flood Hazard Maps) The Project area is not located in a FEMA-designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C1559G dated August 28, 2008. The Project is located within FEMA Flood Zone X (Area of Minimal Flood Hazard).</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source : Draft Desert AIDS Project Campus Expansion Initial Study /Mitigated Negative Declaration, Pages 33-47, prepared by The Altum Group, October 2020; EPA General Conformity De Minimis Tables; EPA Current Nonattainment Counties for All Criteria Pollutants, October 31, 2020.) The Vista Sunrise II Apartments Project consists of</p>

		<p>61 special needs affordable apartment units, which are part of the Desert AIDS Project (DAP) campus expansion project. An air quality analysis was conducted for the larger DAP campus expansion project, which also includes an 18,500 square foot medical clinic addition to the existing clinic and landscaping and parking improvements. The pollutant emissions discussed below account for the entire DAP project. The Project site is located in the Coachella Valley portion of the Salton Sea Air Basin under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB has been designated by EPA and California Air Resources Board (CARB) as a federal and state non-attainment area for ozone and fine particulate matter (PM10). The Coachella Valley is classified as severe non-attainment area (NAA) for ozone (VOC's or NOx), and serious NAA for PM10. Note that ozone is not directly regulated by SCAQMD, which instead tracks ozone through its precursors, volatile organic compounds (VOC). The table below is a subset of the air quality modeling results for the DAP project, which shows both ozone precursor (VOC) and PM10 are below SCAQMD significance thresholds and EPA de minimis levels during construction and operational phases. The Project only contributes a portion of these emissions, and thus will not exceed the SCAQMD significance thresholds or the de minimis levels. Pollutant VOC NOx PM10 Construction -Related Regional Emissions (pounds per day) Site Preparation 0.20 1.90 0.15 Grading 2.36 25.33 3.89 Total for overlapping phases1 52.75 1.33 2.59 Operational Regional Emissions (pounds per day) 3.53 9.73 5.20 SCAQMD Thresholds</p>
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		<p>(pounds per day) 75 100 150 De Minimis levels (tons /year) 25 25 70 De Minimis levels (pounds per day) 151.0 151.0 422.8 Exceeds Thresholds or De Minimis Levels? No No No 1 Construction, paving and painting phases may overlap.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source : Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 8-9, prepared by The Altum Group, October 2020) The Vista Sunrise II Apartments Project is located in the City of Palm Springs, California, as shown in the Regional Location Map and Project Vicinity Map (Initial Study Exhibit 1 &amp; 2). The Project is not located in a Coastal Zone nor will it affect a Coastal Zone as defined in the state Coast Management Plan.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Sources : Report of Phase I Environmental Site Assessment Vista Sunrise II, prepared by R M Environmental, Inc. February 6, 2019; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 67-73, prepared by The Altum Group, October 2020.) R M Environmental, Inc., (RME) conducted a Phase I Environmental Site Assessment for the 1.14-acre Project site. The study included a field reconnaissance of the site and surrounding areas, record and document review, historic map and aerial photo review, and review of previous environmental reports. The field reconnaissance noted three transformers on a power pole located near the south-center of the site. No evidence of leaks or staining was noted on the transformer or on the soil surface below. Southern California Edison, owner of the transformers and poles, installed the equipment between 2006 and 2008, and they do not contain</p>

		<p>polychlorinated biphenyls (PCBs). An approximately 200-300 liter steel gas cylinder containing non-flammable nitrogen gas was located near the northwest corner of the site. The steel cylinder is capped with a positive seal and attached to a steel pole set on top of a utility box. Frontier Communications, the owner of the cylinder, confirmed that the cylinder is filled with nitrogen gas and used to prevent moisture on communication cables. The database search found that the Project site was not listed in any of the databases searched. A list of surrounding sites identified in the databases are summarized below: *</p> <p>The Desert AIDS Project, located directly north of the subject site, is listed as a RCRA-small quantity generator and a CORTESE site. DTSC reviewed a Phase I Environmental Assessment for the site and conducted a supplemental Phase I report. DTSC concluded no action was needed for the property and there is no contamination on the property. *</p> <p>The Walgreens store (#7577), located approximately 700 feet to the northeast of the Project site, was historically a fueling station for approximately 30-years and listed as a LUST site. The overseeing agency issued a Closure and No Further Action Letter for the site in 1997. The site is also identified as a RCRA-small quantity generator and a CORTESE site. No violations for this site were reported. *</p> <p>The Sunrise Cleaners, approximately 500 feet east of the site, was identified as a Dry Cleaners, a RCRA-small quantity generator, FINDS, ECHO, and HAZNET records. No violations for this site were reported. *</p> <p>The Stater Bros Market (#126), approximately 400 feet east of the site, was identified as a RCRA-large quantity generator. No violations for this site</p>
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		<p>were reported. * The Arco gas station (#05968), approximately 500 feet to the northeast of the Project, was identified as having active underground storage tanks (USTs) on site. No known leakage related to the UST tank use was reported. The Phase I ESA revealed no evidence of recognized environmental conditions in connection with the Project site.</p>
<p><b>Endangered Species Act</b> 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: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020.) A field study of Project site was conducted on July 28, 2020 by The Altum Group as part of the CEQA Initial Study. The Project site is currently vacant and consists of aboveground utility lines and non-native weeds and grasses. No wildlife or natural drainages were observed onsite. Sunrise Way borders the Project site on the east. All other land surrounding the Project site are urbanized/developed (with no vacant parcels) and consist of both residential and commercial uses. There is no habitat or other natural areas of any type surrounding the Project site. Nesting birds may occur in the ornamental trees and shrubs, fan palms, and other landscaping along the site boundary and on immediately adjacent properties. Project construction could adversely affect nesting birds if they are present on or adjacent to the Project site, through direct mortality or abandonment of nest. However, the Project is required to complete pre-construction avian surveys, which will reduce potential impacts to nesting birds, the only potential impact associated with biological resources identified for the Project site.</p>

<p><b>Explosive and Flammable Hazards Above-Ground Tanks</b>[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Sources: Report of Phase I Environmental Site Assessment Vista Sunrise II, prepared by R M Environmental, Inc. February 6, 2019; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 67-73, prepared by The Altum Group, October 2020.) The Project would consist of a 61-unit apartment building with common areas and open space on a 1.14-acre site. 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 1.14-acre Project site in 2019, including: site reconnaissance; review of site geology and hydrogeology, and current and historical conditions and uses of the site and surrounding areas; and interviews with the City and relevant utility companies regarding facilities identified onsite during the site reconnaissance. A steel gas cylinder containing non-flammable nitrogen gas was identified onsite and confirmed to be Frontier Communications property used to prevent moisture on communication cables. 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.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Sources: City of Palm Springs General Plan Land Use Element Figure 2-2; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative</p>

		<p>Declaration, Pages 31-33, prepared by The Altum Group, October 2020.) The Project site is vacant but surrounded by urban development in the City of Palm Springs. According to the General Plan Land Use Map, the City of Palm Springs does not contain any agricultural lands nor is it zoned for agricultural uses; therefore, the Project would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor would it conflict with the Williamson Act. The proposed Project would not result in the loss or conversion of agricultural land.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: FEMA Flood Hazard Maps) The Project area is not located in the 100-year nor 500-year flood plain per FEMA's National Flood Insurance Rate Map 06065C1559G dated August 28, 2008. The Project is located within the no screen/ unshaded Zone X (Area of Minimal Flood Hazard).</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 52-55 &amp; 99-101, prepared by The Altum Group, October 2020; City of Palm Springs General Plan Figure 5-5, Cultural Resources: Prehistoric and Figure 5-6, Cultural Resources: Historic Archaeology) The Project site is a vacant parcel consisting of non-native vegetation and utility lines and part of the almost entirely developed Desert AIDS Project (DAP) campus that consists of multiple DAP buildings, parking lot, and landscaping. As part of the campus expansion, the Project proposes the development of a 61-unit new affordable apartment complex on the vacant parcel. According to the Palm Springs General Plan Recreation, Open Space and Conservation Element, there are no sites listed on the National Register of Historic Places (NRHP) or</p>

	<p>designated as State Historic Landmarks within the City's incorporated boundaries. Frances Stevens School is listed on the California Register of Historic Resources, and is located approximately 2 miles southwest of the Project site. The Project would have no potential to cause adverse change in the significance of a historical resource. There are two prehistoric archaeological districts listed on the NRHP in the City. These include Andreas Canyon (or Rincon Village), a group of sites dating from the pre-Columbian period to the twentieth century, and Tahquitz Canyon, a large village site containing the remains of an aqueduct built by Native Americans during the 1830s. Both of these sites are located miles away from the Project site to the southwest or south. In addition, according to the City's General Plan Figure 5-5, Cultural Resources: Prehistoric and Figure 5-6, Cultural Resources: Historic Archaeology, the Project site is not located in an area known for historic archaeological sites or prehistoric significance. The Project site is not located on reservation land of the Agua Caliente Band of Cahuilla Indians but adjacent to tribal fee land to the east and allotted land to the north. However, since the site is within an area traditionally used by the Cahuilla people, incorporation of mitigation measures, as described below, will be required of the Project. Compliance steps are not invoked. The project site consists of a risk management/broadcasting building and five single-family residential rental units. A Cultural Resources Assessment (CRA) was conducted for the project site in July 2019 and found that the risk management/broadcasting building was evaluated as eligible for designation as a</p>
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		<p>Structure of Merit under Criteria 4 and 6 of Title 20, Chapter 20.50 of the City of Riverside Landmark and Structure Merit Criteria, as a good example of Mid-Century Modern architecture as applied to a commercial property. The risk management/broadcasting building would be retained and would not be demolished or altered by proposed project development. The County of Riverside initiated Section 106 Consultations on October 29, 2020. All tribes listed in the HUD Tribal Directory Assistance Tool were contacted via letter sent through the United States Postal Services. Responses were received from both the Augustine Band of Cahuilla Indians and Quechan Indian Tribe. Both tribes stated that they were unaware of any cultural resources that may affected by the project. The 30 day tribal and SHPO consultation window will close November 29, 2020. The State Historic Preservation Officer (SHPO) was contacted via letter that was sent via FedEx on October 29, 2020. The letter included a Historic Verification Report, Cultural Resources Study for the project and a map of the Area of Potential Effect. County staff asked SHPO concur with their findings that not historical properties will be affected by the proposed project. The SHPO consultation will end November 29, 2020. County staff will factor in any communications received by tribes or SHPO after the consultation windows have closed.</p>
<p><b>Noise Abatement and Control</b> 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>(Sources: Desert AIDS Project (DAP) Noise Impact Analysis, Urban Crossroads 2020; Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 79-84, prepared by The Altum Group, October 2020.) The Project site fronts Sunrise Way. It is expected that</p>

		<p>the primary source of noise impacts to the proposed residential units will be traffic noise on Sunrise Way. The Noise Impact Analysis calculated the future exterior noise levels at the building facades of the proposed apartments, which are expected to range from 68.0 to 68.1 dBA CNEL; therefore, in order to comply with the City of Palm Springs 45 dBA CNEL residential interior noise level standards, the Project will need a noise reduction of up to 23.1 dBA. In order to reduce the noise levels to an acceptable level, mitigation measures outlined in the Noise Impact Analysis and listed below will be required of the Project. These measures establish performance criteria for doors, walls, windows, roofs, and ventilation in order to reduce interior noise levels to an acceptable level. As shown on Table 8-2 of the Noise Impact Analysis, the Project would achieve acceptable interior noise levels (43.1 dBA CNEL) with implementation of the mitigation measures listed below. Therefore, impacts from traffic noise on Sunrise Way would be less than significant. The Project site is located more than 3,000 feet away from a railroad. The Palm Springs Airport is located approximately 1,500 feet to the east of the Project site. The Riverside County Airport Land Use Compatibility Plan Policy Document includes policies that determine the land use compatibility to the Project since it is located within 1 mile of the airport runway. Policy 4.1.4 Noise Exposure in Residential Areas indicates that the maximum CNEL considered normally acceptable for new residential land uses in the vicinity of the airports is 60 dBA. The noise contour boundaries used to determine the potential aircraft-related noise impacts at the Project site are shown in Exhibit 3-C of the Noise</p>
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		<p>Impact Analysis. The Project is located outside the 60 dBA CNEL noise level contour boundaries and is considered normally acceptable. Therefore, there would be no noise impacts associated with proximity to an airport or private air strip.</p>
<p><b>Sole Source Aquifers</b> 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>There is no SSA in the Coachella Valley and the surrounding area. Please see Exhibit 2: DAP PS Sole Source Aquifers</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020.) The Project is located within an urbanized area. No federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), exist on site or within proximity to the Project site. A field study was conducted on July 28, 2020 by The Altum Group as part of the CEQA Initial Study and did not identify any drainage courses, inundated areas, or wetland vegetation on the Project site. The site does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands, and the proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Sources: Nationwide Rivers Inventory by National Park Service, last updated October 17, 2018; National Wild and Scenic Rivers System Website, accessed on November 4, 2020) The Project is located in an urbanized area in City of Palm Springs, California. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River (Exhibit 3 &amp; 4).</p>

		<p>According to the Nationwide Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website, the closest river to the project area is Whitewater Wild And Scenic River, a Wild and Scenic River in the San Bernardino National Forest, approximately 11 miles northwest of the proposed Project (Exhibit 4).</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 106-110, prepared by The Altum Group, October 2020.) No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the Initial Study for the DAP campus expansion project, which includes the proposed Project, although the Project could have a significant effect on the environment, applicable mitigation measures were provided to reduce Project-specific impacts to less than significant levels. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that cannot be substantially mitigated through the application of mitigation measures and 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 61 new special need affordable housing units, which will have a beneficial impact for low income and special need communities in the City of Palm Springs.</p>



**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
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 3-5, prepared by The Altum Group, October 2020; Justification and Supportive Information for the General Plan Amendment/Planned Development District 281 Amendment - Desert AIDS Project Expansion Project, Case No. 5.0934) The Vista Sunrise II Apartments Project proposes a 61-unit special need affordable apartment project on an approximately 1.14-acre vacant parcel. The Project site is zoned as Medium Density Residential (up to 15.0 du/ac). The proposed density (53.5 du/ac) would exceed the current General Plan designation. The Project has applied to the City of Palm Springs for a General Plan Amendment (GPA) and a Planned Development District 281 (PDD) Amendment in lieu of a Change of Zone. The GPA application requests that the Land Use designation be changed to Mixed Use. (see IS/MND Exhibit 7). The expansion of the PDD allows for a cohesive, interconnected master plan for all of the properties. The proposed plans include pedestrian, bicycle and golf cart pathways that will link all parts of the project. With the implementation of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Mixed Use standards across the entire site, increased density to allow the construction of housing units for very-low and low income households and individuals can be achieved; the continuum of care that chronically ill residents at the proposed apartments require can be expanded and enhanced. The 1.14-acre Project site would be developed in accordance with the proposed General Plan land use designation (Mixed Use) and would comply with all applicable policies contained in the General Plan as well as all applicable development regulations/development standards contained in the Zoning Ordinance. The Palm Springs Planning Division reviewed the proposed development for consistency with all applicable policies of the General Plan and found that there would be no conflict with any applicable General Plan policies resulting from implementation of the proposed Project. Therefore, implementation of the Project would not conflict with the City's General Plan or Zoning Ordinance. No significant environmental impact would result from incompatibility with any land use plan, zoning, or scale and urban design.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>(Source: Geotechnical Report DAP Campus &amp; Building Expansion, City of Palm Springs, LandMark Geo-Engineers and Geologist, January 17, 2020; DAP Preliminary Drainage Study, Michael Baker International, April 27, 2020; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 55-58 &amp; 73-76, prepared by The Altum Group, October 2020) A field exploration as part of the geotechnical study of the Project site was</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>conducted and determined that the subsurface soils consisted of medium dense to very dense, sand (Myoma sand) with traces of gravels and cobbles with depth. The near surface soils are non-expansive in nature. The Geotechnical Report determined liquefaction is unlikely to be a potential hazard at the Project site due to the groundwater being deeper than 50 feet, which is the maximum depth that liquefaction is known to occur. The well information collected near the Project site indicated that groundwater levels range from 201 feet to 255 feet below the ground surfaces in the last 5 years. Therefore, Project impacts relating to seismic-related ground failure including liquefaction would be less than significant. The Project is located in a developed area of the City that is relatively flat and not located immediately adjacent to any sloped hillsides. According to Figure 6-2 Land Susceptibility of the City's General Plan, the Project site is not located within an area considered to be of high or moderate susceptibility for landslides, nor in hillside and mountainous areas. The Geotechnical Report determined that landslide hazard onsite is unlikely based on the regional topography, absence of ancient landslides, and no indications of landslides observed on the Project site. The Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. The approval of a Project SWPPP would ensure that Best Management Practices would be implemented to assure onsite soil erosion would be kept to a minimum during development of the Project. Therefore, impacts related to substantial</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>soil erosion or loss of topsoil would be less than significant. The Project site is relatively flat. Per the Preliminary Drainage Study prepared for the Project, no offsite drainage areas drain towards the Project site. There is an existing retention basin on the west of the Project site which will be used by the Project to control storm flows (See IS/MND Exhibit 8). The proposed site grading and drainage areas would drain towards the existing retention basin. Due to the increase in impervious area from the development of the new Vista Sunrise II Apartments, the existing retention basin will be increased in size to accept additional flows from the Project site. New inlets and storm drains are proposed to safely discharge the runoff into the expanded retention basin. As such, the Project will be in compliance with the City's Municipal Code, which requires the Project to retain the runoff volume from a 100-year, 24-hour storm event for the site.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>3</p>	<p>(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 73-76 &amp; 79-84, prepared by The Altum Group, October 2020; Desert AIDS Project (DAP) Noise Impact Analysis, Urban Crossroads 2020) Proposed construction activities for the development of the Project may involve the use and transport of hazardous materials, which include but are not limited to fuels, gasoline, hydraulic fluid, lubricants, and other liquids associated with the operation of heavy equipment utilized for construction. Additionally, materials consistent with building construction would also be present on</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>site and may include paints, solvents, concrete, adhesives, and roofing materials. Transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with all applicable federal, State, and local statutes and regulations. This includes the preparation of a SWPPP that would outline specific BMPs to be administered during the construction of the Project to prevent the discharge of construction-related pollutants that could contaminate nearby water sources. Upon completion of construction, all hazardous materials would be removed from the Project site. Therefore, with all applicable regulations in place, impacts associated with accidental release of hazardous substances during construction activities would be less than significant. The Project proposes a new apartment building. Storage of hazardous materials of various quantities for household use (i.e., solvents, acids, paints, refrigerant, cleaning supplies, gases, etc.) would occupy the building. 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. The Project is expected to create temporarily high noise levels at nearby receiver locations during construction. The Noise Impact Analysis assessed the worst-case construction noise levels and showed the construction noise levels are expected to range from 49.0 to 66.6 dBA Leq at the nearby receiver locations, below the NIOSH noise level threshold of 85 dBA Leq used as</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>acceptable thresholds for construction noise at the nearby sensitive receiver locations. Therefore, the noise impact due to unmitigated Project construction noise level is less than significant at all nearby sensitive receiver locations. The Project site fronts Sunrise Way and will receive traffic noise. The Noise Impact Analysis calculated the future exterior noise levels at the outdoor common areas and building facades of the proposed apartments. Future exterior noise levels at the building facades are expected to range from 68.0 to 68.1 dBA CNEL; to comply with the City of Palm Springs 45 dBA CNEL residential interior noise level standards, the Project will need to implement mitigation measures as outlined in the Noise Impact Analysis. These measures establish performance criteria for doors, walls, windows, roofs, and ventilation and are expected to reduce interior noise levels to an acceptable level (43.1 dBA CNEL). Therefore, impacts from traffic noise on Sunrise Way would be less than significant.</p>	
Energy Consumption/Energy Efficiency	2	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 58-67, prepared by The Altum Group, October 2020) The proposed Project would result in 61 special needs affordable housing apartment units. The Project would consume electricity and natural gas for daily operations, including heating, cooling, ventilation, cooking, and lighting. The Project would also result in the consumption of transportation fuels by vehicles and equipment during construction and vehicles accessing the site over the long-term. The Project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>would comply with California Building Code Title 24 Building Energy Efficiency Standards and City sustainability policies as dictated by the General Plan and Climate Action Plan. The Project design incorporates sustainability principles through carports for solar panels, cool roofs, and renewable solar thermal panels for water heating. The Project will benefit from the Mixed-Use/Multi-Use development that will optimize the resources of land, amenities and services and provide an integrated pedestrian-oriented complex that reduces traffic and parking. The Project would not have excessive energy requirements or result in the wasteful or inefficient use of finite energy resources.</p>	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 85-86, prepared by The Altum Group, October 2020) The proposed Project will result in 61 special need affordable apartment units. The Project is located adjacent to existing transit routes and employment centers. Residents will have access to jobs in close proximity to their homes. The Project will include restricted rental rates to assure that residents do not pay more than the 30% of household income recommended for very low and low income households. No significant impacts are expected on employment and income patterns in the Project area.</p>	
Demographic Character Changes / Displacement	2	<p>(Source: Justification and Supportive Information for the General Plan Amendment/Planned Development District 281 Amendment - Desert AIDS Project Expansion Project, Case No. 5.0934) The Project will provide 61 new</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>special need affordable housing units on the currently vacant parcel. This Project represents an expansion of the special needs housing currently provided at Vista Sunrise Apartments to the northwest of the Project site on the DAP campus and will benefit from expansion and enhancement of the services provided by DAP as a result of the overall campus expansion project. DAP's location, combined with surrounding commercial and institutional uses and convenient access to transit are ideal for community service and affordable housing. The Project will expand the supply of residential units for very low and low income households and individuals in Palm Springs. Impacts related to demographic character changes will be less than significant.</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>2</p>	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 86-88, prepared by The Altum Group, October 2020) The Project is located within the Palm Springs Unified School District (PSUSD). The nearest school is the Raymond Cree Middle School, located approximately 0.5 mile west of the Project site at 1011 E Vista Chino. The addition of the proposed 61-unit apartment complex would not significantly increase the number of students within nearby schools. The Project is required to pay the State mandated school impact fees, which would assist in mitigating impacts to schools. The City provides a variety of cultural facilities including public museums and libraries. It is not expected that the Project would result in an</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		increase in population that would require the provision of additional public facilities within the City of Palm Springs. The Project would result in less than significant impacts to educational and cultural facilities.	
Commercial Facilities (Access and Proximity)	2	(Source: Justification and Supportive Information for the General Plan Amendment/Planned Development District 281 Amendment - Desert AIDS Project Expansion Project, Case No. 5.0934) The Project is located within the DAP campus, which is self-contained and integrated and provides residents access to medical, social service and employment services, a food pantry and pharmacy within the campus. Shopping is available immediately across Sunrise Way and Vista Chino or can be easily accessed from SunLine bus stops. Since the Project will result in 61 new affordable housing units, impacts on commercial facilities are expected to be less than significant.	
Health Care / Social Services (Access and Capacity)	2	(Source: Justification and Supportive Information for the General Plan Amendment/Planned Development District 281 Amendment - Desert AIDS Project Expansion Project, Case No. 5.0934) The Project will provide special needs housing to DAP clients. In addition to the 60 very-low and low income household units and one manager's unit proposed, the site program includes counseling, on-site case management, social gathering spaces, a community room, and common area courtyards. It is expected the future residents' need for health care and social services will be primarily met on the DAP campus. The residents will also be able to access public facilities and services provided by the City	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		within walking, transit or driving distance of the Project.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 101-104, prepared by The Altum Group, October 2020) Palm Springs Disposal Services (PSDS) provides solid waste services to the City. Solid waste is sent to Edom Hill Transfer Station located in the City of Cathedral City. The transfer station is permitted to receive 2,600 tons per day. Solid waste is disposed of at three landfills: Lamb Canyon Landfill in Beaumont (remaining capacity of 19.2 million cubic yards in 2015), Badlands Landfill in Moreno Valley (remaining capacity of 15.7 million cubic yards in 2015), and El Sobrante Landfill in Corona (remaining capacity of 143.9 million cubic yards in 2018). Implementation of the Project would generate solid waste at a rate of 0.41 tons per dwelling unit per year. With the development of 61 dwelling units, the Project would generate approximately 25.01 tons of solid waste per year. The transfer station and three landfills have sufficient capacity to serve additional development. Facility operators are required to meet all local, regional, state, and federal standards for solid waste disposal. The Project will be required to comply with AB 341, which includes recycling programs that reduce waste to landfills by a minimum of 75%. Impacts on solid waste disposal/recycling would be less than significant.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 101-104, prepared by The Altum Group, October 2020) The Project will tie into	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>existing sanitary sewer lines located on Sunrise Way, and wastewater will be transported to the Palm Springs Wastewater Treatment Plant. The City contracts with Veolia North America (Veolia) for operation of the wastewater treatment plant. Veolia implements all requirements of the Colorado River Basin Regional Water Quality Control Board which pertain to water quality and wastewater discharge. Adherence to all NPDES regulations will minimize any pollutants associated with urban runoff to a less than significant level.</p> <p>Wastewater generation for the Project is assumed to be 120 gallons per bedroom per day at the high end of the generation range, based on research by EPA and other public agencies. Implementation of the Project would generate wastewater at a rate of 120 gallons per day per dwelling unit for the 60 studio/one-bedroom units, and 240 gallons per day for the two-bedroom manager unit, which totals 7,440 gallons per day of wastewater. As the Palm Springs Wastewater Treatment Plant has a treatment capacity of 10 million gallons of wastewater per day, implementation of the Project would result in an increase of approximately 0.07 percent of the total capacity at the plant. This increase is considered minimal as the plant currently treats approximately 6 million gallons of wastewater per day and has sufficient capacity to serve the Project. Impacts related to wastewater/sanitary sewers are considered less than significant.</p>	
Water Supply (Feasibility and Capacity)	2	(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 101-104, prepared by The Altum Group,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>October 2020) Desert Water Agency (DWA) provides domestic water services to the Project site. Implementation of the Project would require water at a rate of 1.01 acre-feet per year per dwelling unit. With the development of 61 dwelling units, the Project would require approximately 61.61 acre feet of water per year. The Project water demands amount to a marginal increase of approximately 0.001 percent of the total water demand within the Desert Water Agency service area in the year 2021. The DWA Urban Water Management Plan demonstrated the district has sufficient water supplies serve to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years. Additionally, the Project will be required to implement all water conservation measures imposed by DWA under normal as well as drought conditions over the life of the Project. DWA's water use restrictions that are applicable to the Project include limiting days on which landscaping can be irrigated and prohibition on the use of fountains or water features and on irrigation by any means other than drip or micro-spray systems. The Project shall be required to comply with any additional restrictions or regulations should they be implemented. The Project will tie into existing domestic water lines on Sunrise Way. No new wells or additional water infrastructure or entitlements will be required. Therefore, the Project would have a less than significant impact on water supply.</p>	
Public Safety - Police, Fire and Emergency Medical	2	(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 86-	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>88, prepared by The Altum Group, October 2020) The Palm Springs Fire Department provides for fire, paramedic, and emergency services within the corporate boundaries of the City. The Palm Springs Police Department offers response service, criminal investigation, traffic enforcement, and preventive patrol for the City. The Project lies within the existing DAP campus, for which fire and police protection services are accounted for; however, a slight increase would occur due to construction of the proposed apartments. Additional demand for services is not expected to exceed those that are currently available. The nearest fire station is located at 590 E. Racquet Club Road, approximately 0.93 miles northwest of the Project site. Project plans will require the review and approval of the Palm Springs Fire Department, and all new structures will be equipped with fire sprinklers. Emergency access will be provided via Sunrise Way and Vista Chino (located north of the Project site on the DAP campus). The nearest police station is located at 200 S. Civic Drive, approximately 2.6 miles southeast of the Project site. As is the case with fire services, police services are already provided to the DAP campus, and the construction of the Project would only marginally increase police service calls. Project plans will require the review and approval of the Palm Springs Police Department in order to assure that defensible space is provided within the Project boundaries. Impacts on public safety are expected to be less than significant.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Parks, Open Space and Recreation (Access and Capacity)	2	(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 86-89, prepared by The Altum Group, October 2020) The City of Palm Springs requires new developments to dedicate land for recreational purposes or pay in-lieu fees. The Project will be required to pay park fees in place at the time building permits are issued. This fee will reduce the impacts to City parks to less than significant levels. In addition to common area courtyards within the Project, future residents will enjoy open space provided by the reconfiguration of the retention basin located west of the Project site (see IS/MND Exhibit 12), which will serve as a park amenity to the residents. Based on the population generation factor of 2.0 persons per household from the 2007 General Plan, the 61 units would result in a less than significant impact to the City's existing recreational facilities.	
Transportation and Accessibility (Access and Capacity)	2	(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 89-99, prepared by The Altum Group, October 2020; DAP Traffic Analysis, Urban Crossroads, July 23, 2020) The Project will have a direct exit to Sunrise Way in the southeast corner (referred to as Southerly Driveway). Entry to the Project will be from the northwest corner via shared driveway access to the DAP campus along the north Project boundary that provides access from Sunrise Way (see Traffic Analysis Exhibit 1-1). The Project traffic was analyzed as part of the DAP campus expansion project in the DAP Traffic Analysis using trip generation rates in the Institute of Transportation Engineers (ITE) Trip Generation Manual,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>10th Edition, 2017. As shown in Table 15 of the IS/MND, the Project is anticipated to generate a net total of 159 trip?ends per day with 11 AM peak hour trips (7:00AM to 9:00AM) and 16 PM peak hour trips (4:00PM and 6:00PM). The existing study area intersections are currently operating at an acceptable LOS (D or above) during the peak hours under existing conditions (2019). The Traffic Analysis also studied Existing plus Project, Existing plus Ambient Growth plus Project (2021), Interim Year/Existing plus Ambient Growth plus Project plus Cumulative (2021), General Plan Buildout (2040) Without Project, and General Plan Buildout (2040) With Project scenarios. The study area intersections are anticipated to continue to operate at an acceptable LOS during both of the peak hours with ambient growth, cumulative projects, and the DAP project traffic, consistent with existing traffic conditions. For General Plan buildout without Project traffic conditions, the intersection of Sunrise Way at Vista Chino experiences unacceptable LOS with existing lanes. The City's General Plan identifies the improvements (adding a second southbound left turn lane and a second westbound left turn lane) at this intersection in order to achieve an acceptable LOS for the intersection during morning and evening peak hours for General Plan Buildout conditions. The study area intersections are anticipated to continue to operate at an acceptable LOS during morning and evening peak hours with the planned improvements at Sunrise Way / Vista Chino. The Project will participate in the required improvements. The Project is currently</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>served by the Sunline Transit Agency with bus services along Sunrise Way via Route 24. The provision of two transit routes (Route 14 and 24) within approximately 0.5 miles of the Project is anticipated to serve residents. In addition, Sunrise Way and Vista Chino are designated as existing bike routes in the Project area. Pedestrian facilities are also provided in the Project area including sidewalks and pedestrian crosswalks at signalized intersections. Therefore, the Project would provide accessibility for residents to surrounding areas.</p>	
<b>NATURAL FEATURES</b>			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>(Sources: Nationwide Rivers Inventory by National Park Service, last updated October 17, 2018; National Wild and Scenic Rivers System Website, accessed on November 4, 2020; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020.) The Project is located in an urbanized area in the City of Palm Springs. No federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), exist on site or within proximity to the Project site. The site does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River (Exhibit 3 &amp; 4).</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>3</p>	<p>(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020) The Project site is vacant</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>and consists of aboveground utility lines and non-native weeds and grasses. No wildlife was observed onsite. Sunrise Way borders the Project site on the east. All other land surrounding the Project site are urbanized/developed (with no vacant parcels) and consist of both residential and commercial uses. There is no habitat or other natural areas of any type surrounding the Project site. Nesting birds may occur in the ornamental trees and shrubs, fan palms, and other landscaping along the site boundary and on immediately adjacent properties. Project construction could adversely affect nesting birds if they are present on or adjacent to the Project site, through direct mortality or abandonment of nest. However, the Project is required to implement pre-construction avian surveys, which will reduce potential impacts to nesting birds, the only potential impact associated with biological resources identified for the Project site.</p>	
Other Factors			

**Supporting documentation**

- [4 - Wild and Scenic Rivers\(1\).pdf](#)
- [3 - Nationwide Rivers Inventory Map\(1\).pdf](#)
- [DAP Traffic Analysis.pdf](#)
- [GPA and PDD Justification Ltr 51820.pdf](#)
- [DAP Noise Study\(1\).pdf](#)
- [Apartment Site Geotechnical Report.pdf](#)
- [DAP CVHC Initial Study\(10\).pdf](#)

**Additional Studies Performed:**

**Field Inspection [Optional]:** Date and completed by:

Nicole Sanchez

10/29/2020 12:00:00 AM

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[IMG\\_0050.jpg](#)

[IMG\\_0048.jpg](#)

[IMG\\_0047.jpg](#)

[IMG\\_0046.jpg](#)

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

1. Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, prepared by The Altum Group, October 2020 2. Justification and Supportive Information for the General Plan Amendment/Planned Development District 281 Amendment - Desert AIDS Project Expansion Project, Case No. 5.0934 3. Nationwide Rivers Inventory by National Park Service, last updated October 17, 2018 4. National Wild and Scenic Rivers System Website, accessed on November 4, 2020 5. Soboba Band of Luiseno Indians, California 6. Torres Martinez Desert Cahuilla Indians, California 7. Twenty-Nine Palms Band of Missions Indians of California 8. Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation, California 9. Augustine Band of Cahuilla Indians, California 10. Cabazon Band of Mission Indians, California 11. Cahuilla Band of Mission Indians of the Cahuilla Reservation, California 12. Colorado River Indian Tribes of the Colorado River Indian Reservation, Arizona and California 13. Fort McDowell Yavapai Nation, Arizona 14. Los Coyotes Band of Cahuilla and Cupeno Indians, California 15. Pechanga Band of Luiseno Mission Indians of the Pechanga Reservation, California 16. Morongo Band of Mission Indians, California 17. Quechan Tribe of the Fort Yuma Indian Reservation, California & Arizona 18. Ramona Band of Cahuilla, California 19. Santa Rosa Band of Cahuilla Indians, California 20. Riverside County Airport Land Use Commission Development Review Letter, September 17, 2020 21. Federal Aviation Administration, Letters of Determination, July 1, 2020) 22. City of Palm Springs General Plan (2007) 23. Federal Emergency Management Agency (FEMA) Flood Hazard Maps 24. Julianne Polanco, State Historic Preservation Officer

[Vista Sunrise II Signed SHPO.pdf](#)

[Signed Section 106.pdf](#)

[TDAT2\(1\).pdf](#)

[TDAT\(2\).pdf](#)

**List of Permits Obtained:**

The following approvals will be required for the DAP campus expansion project, which includes the proposed Project: \* General Plan Amendment from Medium Density Residential and Public/Quasi Public to Mixed Use/Multi Use (MU). \* Amendment to the existing Planned Development District (PDD) 281 in lieu of a Change of Zone to

expand the PDD boundary to include all of DAP's properties and establish development parameters for the expansion project. \* Major Architectural Approval (MAA) for overall site improvements, the new Pavilion, and the Special Needs Housing units.

**Public Outreach [24 CFR 58.43]:**

FONSI will be advertised in newspapers in both sides of the County for 15 days. The Desert Sun in Eastern Riverside County where the project is located and in the Press Enterprise in the Western Riverside County for maximum exposure.

[Public Notice Vista Sunrise II FONSI and RROF.pdf](#)

**Cumulative Impact Analysis [24 CFR 58.32]:**

(Source: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, prepared by The Altum Group, October 2020) The Project is part of the DAP campus expansion project. Environmental evaluation in the Initial Study for the entire DAP project concluded that, with adherence to all mitigation measures, the Project's cumulatively considerable impacts would be mitigated to less than significant levels. The applicable mitigation measures have been cited in this and accompanying forms, and they will be implemented through Project design, compliance with regulations and ordinances, or conditions of approval.

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

**No Action Alternative [24 CFR 58.40(e)]**

The Project site will remain vacant. Under the "no action" alternative, DAP and CVHC will not be able to provide additional housing to its clients nor help meet the growing need for housing individuals with chronic illness.

**Summary of Findings and Conclusions:**

The environmental review has determined that the development will have a beneficial impact on the community. The project location was thoroughly evaluated for any environmental conditions that might pose a threat and determined to be appropriate for the proposed project.

**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
Noise Abatement and Control	<p>The Project will adhere to all mitigation measures outlined in the Noise Impact Analysis regarding the reduction of noise and vibrations emanating from the Project:</p> <ol style="list-style-type: none"> <li>1. Windows: All residential lots require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27.</li> <li>2. Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.</li> <li>3. Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.</li> <li>4. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the</li> </ol>	N/A	

	Uniform Building Code.		
Permits, reviews and approvals	The following approvals will be required for the DAP campus expansion project, which includes the proposed Project: * General Plan Amendment from Medium Density Residential and Public/Quasi Public to Mixed Use/Multi Use (MU). * Amendment to the existing Planned Development District (PDD) 281 in lieu of a Change of Zone to expand the PDD boundary to include all of DAP's properties and establish development parameters for the expansion project. * Major Architectural Approval (MAA) for overall site improvements, the new Pavilion, and the Special Needs Housing units.	N/A	

**Mitigation Plan**

The developer will update RE on a monthly basis on the process of obtaining all permits and approvals. Developer must submit monthly updates to RE that give updates on the progress of the project as well as the mitigation measures laid out in NEPA.

**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

(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration Page 83, prepared by The Altum Group, October 2020; Riverside County Airport Land Use Commission Development Review Letter, September 17, 2020; Federal Aviation Administration, Letters of Determination, July 1, 2020) The proposed Project is not within 15,000 feet of a military airport, but within 2,500 feet of a civilian airport. The Project site is located approximately 1,400 feet from the Palm Springs International Airport. According to the General Plan's Safety Element Figure 6-8, Airport Compatibility Plan, the Project site is located in a Zone C Extended Approach/Departure Zone (see Exhibit 1). The proposed Project is located outside Zone A Runway Protection Zone and within Building Restriction Line. The Riverside County Airport Land Use Compatibility Plan provides Basic Compatibility Criteria, which include such considerations as the prohibition of tall structures, hazardous materials storage, siting of high occupancy buildings and facilities, and criteria infrastructure within compatibility zones, as well as limits on dwelling units per acre. The City coordinated with the Riverside County Airport Land Use Commission (ALUC) regarding the Project's compatibility with the ALUC Compatibility Plan. On September 17, 2020, the Riverside County ALUC issued their ALUC Development Review findings

for the DAP project and determined the proposed Project consistent with the 2005 Palm Springs International Airport Land Use Compatibility Plan. Also, the Federal Aviation Administration (FAA), conducted an aeronautical study under the provisions of 49 U.S.C Section 44178, Title 14 of the Code of Federal Regulations, Part 77, determining that the proposed apartments do not exceed the obstruction standards and would not be a hazard to aviation. Furthermore, the Project vicinity has already been developed and the additional proposed development would adhere to all policies enforced by the City. Therefore, the Project is considered out of the Accident Potential Zone (APZ).

**Supporting documentation**

[DAP Housing FAA Determination.pdf](#)

[ALUC APPROV LTR - final.pdf](#)

[1\\_DAP PS ALUC Map 11620.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

(Source: Coastal Barrier Resources System Mapper, U.S. Fish & Wildlife Service) The Vista Sunrise II Apartments Project is located in the City of Palm Springs, California. As shown in Exhibit 5, there is no CBRS unit in California.

#### Supporting documentation

[5 - CBRS 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:**

[FEMA FIRMETTE\\_05880027-78f8-40d4-956f-4f59d7802033.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

(Source: FEMA Flood Hazard Maps) The Project area is not located in a FEMA-designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06065C1559G dated August 28, 2008. The Project is located within FEMA Flood Zone X (Area of Minimal Flood Hazard).

**Supporting documentation**

**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/m3 (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**

Add source.

**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	8.73	ppb (parts per million)
Particulate Matter, <10 microns	0.86	µg/m3 (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**

(Source : Draft Desert AIDS Project Campus Expansion Initial Study /Mitigated Negative Declaration, Pages 33-47, prepared by The Altum Group, October 2020; EPA General Conformity De Minimis Tables; EPA Current Nonattainment Counties for All Criteria Pollutants, October 31, 2020.) The Vista Sunrise II Apartments Project

consists of 61 special needs affordable apartment units, which are part of the Desert AIDS Project (DAP) campus expansion project. An air quality analysis was conducted for the larger DAP campus expansion project, which also includes an 18,500 square foot medical clinic addition to the existing clinic and landscaping and parking improvements. The pollutant emissions discussed below account for the entire DAP project. The Project site is located in the Coachella Valley portion of the Salton Sea Air Basin under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB has been designated by EPA and California Air Resources Board (CARB) as a federal and state non-attainment area for ozone and fine particulate matter (PM10). The Coachella Valley is classified as severe non-attainment area (NAA) for ozone (VOC's or NOx), and serious NAA for PM10. Note that ozone is not directly regulated by SCAQMD, which instead tracks ozone through its precursors, volatile organic compounds (VOC). The table below is a subset of the air quality modeling results for the DAP project, which shows both ozone precursor (VOC) and PM10 are below SCAQMD significance thresholds and EPA de minimis levels during construction and operational phases. The Project only contributes a portion of these emissions, and thus will not exceed the SCAQMD significance thresholds or the de minimis levels.

Pollutant	VOC	NOx	PM10	Construction -Related Regional Emissions (pounds per day)
Site Preparation	0.20	1.90	0.15	
Grading	2.36	25.33	3.89	
Total for overlapping phases1	52.75	1.33	2.59	
Operational Regional Emissions (pounds per day)	3.53	9.73	5.20	
SCAQMD Thresholds (pounds per day)	75	100	150	
De Minimis levels (tons /year)	25	25	70	
De Minimis levels (pounds per day)	151.0	151.0	422.8	
Exceeds Thresholds or De Minimis Levels?	No	No	No	1 Construction, paving and painting phases may overlap.

**Supporting documentation**

[De Minimis Tables - General Conformity - US EPA.pdf](#)

[Current Nonattainment Counties for All Criteria Pollutants Green Book US EPA.pdf](#)

[DAP CVHC Initial Study\(1\).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

(Source : Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 8-9, prepared by The Altum Group, October 2020) The Vista Sunrise II Apartments Project is located in the City of Palm Springs, California, as shown in the Regional Location Map and Project Vicinity Map (Initial Study Exhibit 1 & 2). The Project is not located in a Coastal Zone nor will it affect a Coastal Zone as defined in the state Coast Management Plan.

##### Supporting documentation

[DAP CVHC Initial Study\(2\).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)

**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:**

The Phase I ESA revealed no evidence of recognized environmental conditions in connection with the Project site.

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

Yes

**Screen Summary**

**Compliance Determination**

(Sources : Report of Phase I Environmental Site Assessment Vista Sunrise II, prepared by R M Environmental, Inc. February 6, 2019; Draft Desert AIDS Project Campus

Expansion Initial Study/ Mitigated Negative Declaration, Pages 67-73, prepared by The Altum Group, October 2020.) R M Environmental, Inc., (RME) conducted a Phase I Environmental Site Assessment for the 1.14-acre Project site. The study included a field reconnaissance of the site and surrounding areas, record and document review, historic map and aerial photo review, and review of previous environmental reports. The field reconnaissance noted three transformers on a power pole located near the south-center of the site. No evidence of leaks or staining was noted on the transformer or on the soil surface below. Southern California Edison, owner of the transformers and poles, installed the equipment between 2006 and 2008, and they do not contain polychlorinated biphenyls (PCBs). An approximately 200-300 liter steel gas cylinder containing non-flammable nitrogen gas was located near the northwest corner of the site. The steel cylinder is capped with a positive seal and attached to a steel pole set on top of a utility box. Frontier Communications, the owner of the cylinder, confirmed that the cylinder is filled with nitrogen gas and used to prevent moisture on communication cables. The database search found that the Project site was not listed in any of the databases searched. A list of surrounding sites identified in the databases are summarized below: \* The Desert AIDS Project, located directly north of the subject site, is listed as a RCRA-small quantity generator and a CORTESE site. DTSC reviewed a Phase I Environmental Assessment for the site and conducted a supplemental Phase I report. DTSC concluded no action was needed for the property and there is no contamination on the property. \* The Walgreens store (#7577), located approximately 700 feet to the northeast of the Project site, was historically a fueling station for approximately 30-years and listed as a LUST site. The overseeing agency issued a Closure and No Further Action Letter for the site in 1997. The site is also identified as a RCRA-small quantity generator and a CORTESE site. No violations for this site were reported. \* The Sunrise Cleaners, approximately 500 feet east of the site, was identified as a Dry Cleaners, a RCRA-small quantity generator, FINDS, ECHO, and HAZNET records. No violations for this site were reported. \* The Stater Bros Market (#126), approximately 400 feet east of the site, was identified as a RCRA-large quantity generator. No violations for this site were reported. \* The Arco gas station (#05968), approximately 500 feet to the northeast of the Project, was identified as having active underground storage tanks (USTs) on site. No known leakage related to the UST tank use was reported. The Phase I ESA revealed no evidence of recognized environmental conditions in connection with the Project site.

#### Supporting documentation

[DAP CVHC Initial Study\(3\).pdf](#)  
[Phase I ESA Vista Sunrise II.pdf](#)

Are formal compliance steps or mitigation required?

Yes



### 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: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020.) A field study of Project site was conducted on July 28, 2020 by The Altum Group as part of the CEQA Initial Study. The Project site is currently vacant and consists of aboveground utility lines and non-native weeds and grasses. No wildlife or natural drainages were observed onsite. Sunrise Way borders the Project site on the east. All other land surrounding the Project site are urbanized/developed (with no vacant parcels) and consist of both residential and commercial uses. There is no habitat or other natural areas of any type surrounding the Project site. Nesting birds may occur in the ornamental trees and shrubs, fan palms, and other landscaping along the site boundary and on immediately adjacent properties. Project construction could adversely affect nesting birds if they are present on or adjacent to the Project site, through direct mortality or abandonment of nest. However, the Project is required to complete pre-construction avian surveys, which will reduce potential impacts to nesting birds, the only potential impact associated with biological resources identified for the Project site.

**Supporting documentation**

[DAP CVHC Initial Study\(3\).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 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

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "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.

Yes

**Screen Summary**

**Compliance Determination**

(Sources: Report of Phase I Environmental Site Assessment Vista Sunrise II, prepared by R M Environmental, Inc. February 6, 2019; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 67-73, prepared by The Altum Group, October 2020.) The Project would consist of a 61-unit apartment building with common areas and open space on a 1.14-acre site. 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 1.14-acre Project site in 2019, including: site reconnaissance; review of site geology and hydrogeology, and current and historical conditions and uses of the site and surrounding areas; and interviews with the City and relevant utility companies regarding facilities identified onsite during the site reconnaissance. A steel gas cylinder containing non-flammable nitrogen gas was identified onsite and confirmed to be Frontier Communications property used to prevent moisture on communication cables. 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**

[DAP CVHC Initial Study\(4\).pdf](#)

[Phase I ESA Vista Sunrise II\(1\).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.)	<u>7 CFR Part 658</u>

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

Yes

No

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

The Project site is vacant but surrounded by urban development in the City of Palm Springs. According to the General Plan Land Use Map, the City of Palm Springs does not contain any agricultural lands nor is it zoned for agricultural uses; therefore, the Project would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor would it conflict with the Williamson Act. The proposed Project would not result in the loss or conversion of agricultural land.

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**

(Sources: City of Palm Springs General Plan Land Use Element Figure 2-2; Draft Desert AIDS Project Campus Expansion Initial Study/ Mitigated Negative Declaration, Pages 31-33, prepared by The Altum Group, October 2020.) The Project site is vacant but surrounded by urban development in the City of Palm Springs. According to the General Plan Land Use Map, the City of Palm Springs does not contain any agricultural lands nor is it zoned for agricultural uses; therefore, the Project would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor would it conflict with the Williamson Act. The proposed Project would not result in the loss or conversion of agricultural land.

**Supporting documentation**

[DAP CVHC Initial Study\(5\).pdf](#)  
[General Plan Figure 2-2.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	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:

[FEMA FIRMETTE\\_05880027-78f8-40d4-956f-4f59d7802033.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**

(Source: FEMA Flood Hazard Maps) The Project area is not located in the 100-year nor 500-year flood plain per FEMA's National Flood Insurance Rate Map 06065C1559G dated August 28, 2008. The Project is located within the no screen/ unshaded Zone X (Area of Minimal Flood Hazard).

**Supporting documentation**

[FEMA FIRMETTE\\_05880027-78f8-40d4-956f-4f59d7802033\(1\).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" <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

**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) In progress

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

Other Consulting Parties

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

All tribes listed in HUD's Tribal Directory Assistance Tool under the County of Riverside where proposed project is located were contacted through a letter via US Postal Service. All correspondence received from tribes are saved in the project's Environmental Review Record file.

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

***Step 2 – Identify and Evaluate Historic Properties***

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

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

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

<b>Address / Location / District</b>	<b>National Register Status</b>	<b>SHPO Concurrence</b>	<b>Sensitive Information</b>
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**Additional Notes:**

- 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:**

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**

(Sources: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 52-55 & 99-101, prepared by The Altum Group, October 2020; City of Palm Springs General Plan Figure 5-5, Cultural Resources: Prehistoric and Figure 5-6, Cultural Resources: Historic Archaeology) The Project site is a vacant parcel consisting of non-native vegetation and utility lines and part of the almost entirely developed Desert AIDS Project (DAP) campus that consists of multiple DAP

buildings, parking lot, and landscaping. As part of the campus expansion, the Project proposes the development of a 61-unit new affordable apartment complex on the vacant parcel. According to the Palm Springs General Plan Recreation, Open Space and Conservation Element, there are no sites listed on the National Register of Historic Places (NRHP) or designated as State Historic Landmarks within the City's incorporated boundaries. Frances Stevens School is listed on the California Register of Historic Resources, and is located approximately 2 miles southwest of the Project site. The Project would have no potential to cause adverse change in the significance of a historical resource. There are two prehistoric archaeological districts listed on the NRHP in the City. These include Andreas Canyon (or Rincon Village), a group of sites dating from the pre-Columbian period to the twentieth century, and Tahquitz Canyon, a large village site containing the remains of an aqueduct built by Native Americans during the 1830s. Both of these sites are located miles away from the Project site to the southwest or south. In addition, according to the City's General Plan Figure 5-5, Cultural Resources: Prehistoric and Figure 5-6, Cultural Resources: Historic Archaeology, the Project site is not located in an area known for historic archaeological sites or prehistoric significance. The Project site is not located on reservation land of the Agua Caliente Band of Cahuilla Indians but adjacent to tribal fee land to the east and allotted land to the north. However, since the site is within an area traditionally used by the Cahuilla people, incorporation of mitigation measures, as described below, will be required of the Project. Compliance steps are not invoked. The project site consists of a risk management/broadcasting building and five single-family residential rental units. A Cultural Resources Assessment (CRA) was conducted for the project site in July 2019 and found that the risk management/broadcasting building was evaluated as eligible for designation as a Structure of Merit under Criteria 4 and 6 of Title 20, Chapter 20.50 of the City of Riverside Landmark and Structure Merit Criteria, as a good example of Mid-Century Modern architecture as applied to a commercial property. The risk management/broadcasting building would be retained and would not be demolished or altered by proposed project development. The County of Riverside initiated Section 106 Consultations on October 29, 2020. All tribes listed in the HUD Tribal Directory Assistance Tool were contacted via letter sent through the United States Postal Services. Responses were received from both the Augustine Band of Cahuilla Indians and Quechan Indian Tribe. Both tribes stated that they were unaware of any cultural resources that may be affected by the project. The 30 day tribal and SHPO consultation window will close November 29, 2020. The State Historic Preservation Officer (SHPO) was contacted via letter that was sent via FedEx on October 29, 2020. The letter included a Historic Verification Report, Cultural Resources Study for the project and a map of the Area of Potential Effect. County staff asked SHPO concur with their findings that not historical properties will be affected by the proposed project. The SHPO consultation will end November 29, 2020. County staff will factor in

any communications received by tribes or SHPO after the consultation windows have closed.

**Supporting documentation**

[General Plan Figure 5-6.pdf](#)

[DAP CVHC Initial Study\(6\).pdf](#)

[General Plan Figure 5-5.pdf](#)

[Historical Archaeological Report Vista Sunrise II.pdf](#)

[Vista Sunrise II Letter 11-03-2020.pdf](#)

[TDAT2.pdf](#)

[TDAT.pdf](#)

[Vista Sunrise II APE\(1\).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))

- ✓ 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))

**Is your project in a largely undeveloped area?**

- ✓ No

Indicate noise level here: 68.1

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

Yes

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: 68.1

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

6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

✓ Mitigation as follows will be implemented:

The Project will adhere to all mitigation measures outlined in the Noise Impact Analysis regarding the reduction of noise and vibrations emanating from the Project: 1. Windows: All residential lots require first and second-floor windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, with minimum sound transmission class (STC) ratings of 27. 2. Doors (Non-Glass): All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. 3. Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. 4. Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. 5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

(Sources: Desert AIDS Project (DAP) Noise Impact Analysis, Urban Crossroads 2020; Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 79-84, prepared by The Altum Group, October 2020.) The Project site fronts Sunrise Way. It is expected that the primary source of noise impacts to the



proposed residential units will be traffic noise on Sunrise Way. The Noise Impact Analysis calculated the future exterior noise levels at the building facades of the proposed apartments, which are expected to range from 68.0 to 68.1 dBA CNEL; therefore, in order to comply with the City of Palm Springs 45 dBA CNEL residential interior noise level standards, the Project will need a noise reduction of up to 23.1 dBA. In order to reduce the noise levels to an acceptable level, mitigation measures outlined in the Noise Impact Analysis and listed below will be required of the Project. These measures establish performance criteria for doors, walls, windows, roofs, and ventilation in order to reduce interior noise levels to an acceptable level. As shown on Table 8-2 of the Noise Impact Analysis, the Project would achieve acceptable interior noise levels (43.1 dBA CNEL) with implementation of the mitigation measures listed below. Therefore, impacts from traffic noise on Sunrise Way would be less than significant. The Project site is located more than 3,000 feet away from a railroad. The Palm Springs Airport is located approximately 1,500 feet to the east of the Project site. The Riverside County Airport Land Use Compatibility Plan Policy Document includes policies that determine the land use compatibility to the Project since it is located within 1 mile of the airport runway. Policy 4.1.4 Noise Exposure in Residential Areas indicates that the maximum CNEL considered normally acceptable for new residential land uses in the vicinity of the airports is 60 dBA. The noise contour boundaries used to determine the potential aircraft-related noise impacts at the Project site are shown in Exhibit 3-C of the Noise Impact Analysis. The Project is located outside the 60 dBA CNEL noise level contour boundaries and is considered normally acceptable. Therefore, there would be no noise impacts associated with proximity to an airport or private air strip.

**Supporting documentation**

[DAP Noise Study.pdf](#)

[DAP CVHC Initial Study\(7\).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

There is no SSA in the Coachella Valley and the surrounding area. Please see Exhibit 2: DAP PS Sole Source Aquifers

**Supporting documentation**

[2\\_DAP PS Sole Source Aquifers 11620.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**

(Source: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 47-52, prepared by The Altum Group, October 2020.) The Project is located within an urbanized area. No federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), exist on site or within proximity to the Project site. A field study was conducted on July 28, 2020 by The Altum Group as part of the CEQA Initial Study and did not identify any drainage courses, inundated areas, or wetland vegetation on the Project site. The site does not include United States Army Corps of Engineers (USACE) jurisdictional drainages or wetlands, and the proposed Project would have no impact to federally protected wetlands as defined by Section 404 of the Clean Water Act directly, indirectly and cumulatively.

**Supporting documentation**

[DAP CVHC Initial Study\(8\).pdf](#)  
[Vista Sunrise II Wetlands Mapper.JPG](#)

**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**

(Sources: Nationwide Rivers Inventory by National Park Service, last updated October 17, 2018; National Wild and Scenic Rivers System Website, accessed on November 4, 2020) The Project is located in an urbanized area in City of Palm Springs, California. The Project is not within proximity of a Wild and Scenic River, Study River, or Nationwide Rivers Inventory River (Exhibit 3 & 4). According to the Nationwide Rivers Inventory by the National Park Service and National Wild and Scenic Rivers System website, the closest river to the project area is Whitewater Wild And Scenic River, a Wild and Scenic River in the San Bernardino National Forest, approximately 11 miles northwest of the proposed Project (Exhibit 4).

**Supporting documentation**

[3 - Nationwide Rivers Inventory Map.pdf](#)

[4 - Wild and 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**

(Source: Draft Desert AIDS Project Campus Expansion Initial Study/Mitigated Negative Declaration, Pages 106-110, prepared by The Altum Group, October 2020.) No significant adverse environmental impacts were identified in the Part 58 Environmental Assessment Form and the Environmental Review Partner Worksheets. Based on the Initial Study for the DAP campus expansion project, which includes the proposed Project, although the Project could have a significant effect on the environment, applicable mitigation measures were provided to reduce Project-specific impacts to less than significant levels. There are no significant off-site or cumulative impacts that are peculiar to the Project or its site that cannot be substantially mitigated through the application of mitigation measures and 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 61 new special need affordable housing units, which will have a beneficial impact for low income and special need communities in the City of Palm Springs.

**Supporting documentation**

[DAP CVHC Initial Study\(9\).pdf](#)

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

Yes

✓ No



**PUBLIC NOTICE**

**November 25, 2020**

Housing, Homelessness Prevention and Workforce Solutions  
5555 Arlington Avenue  
Riverside, California 92504  
(760) 863-2825 Nicole Sanchez

**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 December 15, 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 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

**PROJECT NAME:** Vista Sunrise II Apartments

**PURPOSE:** The project activity includes the allocation of 29 PBVs to be utilized by Coachella Valley Housing Coalition, a non-profit public benefit corporation, to serve as a rental subsidy for Vista Sunrise II development. Vista Sunrise II Apartments will consist of the construction of a 61-unit apartment complex that will provide permanent supportive housing. The 61-unit housing complex will be a combination of 48 studios which range from 400 to 480-square feet, 12 one-bedroom units which range from 635 to 750-square feet; with 1 two-bedroom 960-square foot manager's unit. The apartment units will be rented to low- income individuals and individuals who are experiencing homelessness, chronically homeless or at risk of becoming homeless. Service amenities will include computer training, food preparation classes and a myriad of services provided by the Riverside University Health System Behavioral Health.

**LOCATION:** The Project site fronts Sunrise Way and is approximately 1.14 acres south of the Desert AIDS Project (DAP) campus in the City of Palm Springs, California. The Project is a component of the larger DAP campus expansion project, which includes an 18,500± square foot Pavilion addition to the medical services buildings, comprehensive access, site and landscaping improvements on the existing DAP campus, and the 61-unit Vista Sunrise II Apartments. The parcel is identified as Assessor Parcel Number 507-100-041.

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 44199 Monroe Street, Suite B, Indio, California 92201. 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 Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Nicole Sanchez at 44-199 Monroe Street, Suite B or email comments to [NiSanchez@Rivco.org](mailto:NiSanchez@Rivco.org). All comments received at the address specified above **on or before December 10, 2020** 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 V. Manuel Perez in his capacity as the Chairman of the Board of Supervisors consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the County of Riverside Housing, Homelessness Prevention 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: (1) Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto:HUDLOSANGELESOPH@hud.gov), and (2) Community Planning and Development at [CPDLA@hud.gov](mailto:CPDLA@hud.gov). Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.