

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



ITEM: 3.18
(ID # 13955)

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

ACTION: Policy


Heidi Marshall, Director 11/23/2020

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

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STATE OF CALIFORNIA**

4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of the Department 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.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: |
|--|-----------------------------|--------------------------|------------------------------|----------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Housing Choice Voucher Program Project Based Vouchers 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2020/21 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

West Hollywood Community Housing Corporation (Developer) was selected to receive a total of 25 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers under the Request for Proposal No. 2020-011 released by the Housing Authority of the County of Riverside (HACR) on July 20, 2020.

The Project Based Vouchers (PBVs) will provide rental subsidy upon new construction of Agave at Palm Canyon on approximately 1.75 acres of real property located at 1479 North Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010 (Project Site).

Agave at Palm Canyon is an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units (69 affordable and two onsite manager units).

The HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for 25 vouchers for a twenty (20) year contract term consisting of 25 one-bedroom units, for households at or below 30% of the Area Median Income referred to the HACR from the Riverside County Department of Behavioral Health. The PBV units will be restricted under the California Department of Housing and Community Development's No Place Like Home Program and will be reserved for persons living with a serious mental illness who are chronically homeless, homeless, or at-risk of chronic homelessness. Seven units will house low-income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. Thirty-seven (37) units will be reserved for

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

low-income seniors making up to 80% of the area median income (AMI). Two (2) 1-bedroom units will be reserved for two fulltime on-site building managers.

The overall project will include a two-story residential building. Parking will be located behind the building in a surface parking lot. The ground floor will contain a building entrance lobby, a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms. The ground floor will also feature several one-bedroom apartments organized around a private courtyard for the residents.

NEPA/CEQA 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 Department of Housing, Homelessness Prevention and Workforce Solutions (HHPWS), 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 24, 2020, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of the HHPWS ("RE") completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

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

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

The City of Palm Springs acting as the lead agency for entitlements within the city will be completing the California Environmental Quality Act (CEQA) review for the development, including the Proposed Project.

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

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The development of 69 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded through the U.S. Department of Housing and Urban Development Housing Choice Voucher Program.

Attachments:

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



Marcus Maltese

12/7/2020



Gregory V. Priantos, Director County Counsel

12/3/2020



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

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

Project Information

Project Name: Agave-at-Palm-Canyon

HEROS Number: 900000010162267

Project Location: 1479 N Palm Canyon Dr, Palm Springs, CA 92262

Additional Location Information:

The proposed project is located on approximately 1.75 acres of vacant land located at 1479 N. Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010.

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

The project activity includes the allocation of 25 PBVs to be utilized by West Hollywood Community Housing Corporation, an affordable housing developer, to serve as rental subsidy for Agave at Palm Canyon, an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units, all one-bedroom units (600 square feet). The 25 PBVs are reserved for senior households with incomes at or below 30% of the Area Median Income. The remaining units will be restricted to Area Median Incomes between 30% and 80%. The overall project will include 2 three-story residential buildings. The ground floor will contain a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms.

Funding Information

| Grant Number | HUD Program | Program Name |
|--------------|-------------|--|
| PBV4-20-003 | Other | Housing Choice Vouchers Program Project Based Vouchers |

Estimated Total HUD Funded Amount: \$6,636,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$31,800,000.00

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 |
|---|---|
| Endangered Species Act | If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). |
| Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.) | If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). |
| Permits, reviews, and approvals | Approval of Planned Development District (PDD) and Density Bonus - City of Palm Springs Residential grading and building permits - City of Palm Spring |

Mitigation Plan

The above mitigation measures and conditions will be carried out by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). Permits, reviews and approvals will be carried out by the City of Palm Springs.

Determination:

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

Preparer Signature: Mervyn A. Manalo Date: 12/2/2020

Name / Title/ Organization: Mervyn Manalo / / 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
AMRIT P. DHILLON DATE

ATTEST:
KECIA R. HARPER, Clerk
By Yrisa Harp
DEPUTY

Request for Release of Funds and Certification

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

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

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

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

| | | |
|--|--|---|
| 1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers | 2. HUD/State Identification Number CA027 | 3. Recipient Identification Number (optional) |
| 4. OMB Catalog Number(s) 14.871 | 5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Housing, Homelessness Prevention and Workforce Solutions 5555 Arlington Avenue Riverside, CA 92504 | |
| 6. For information about this request, contact (name & phone number) Mervyn Manalo, Housing Specialist III, (951) 343-5495 | 7. Name and address of recipient (if different than responsible entity) Housing Authority of the County of Riverside Board of Commissioners 5555 Arlington Avenue Riverside, CA 92504 | |
| 8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054 Los Angeles, CA 90012 | | |

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

| | |
|--|---|
| 9. Program Activity(ies)/Project Name(s) Agave at Palm Canyon, Palm Springs, CA 25 HCVP Project Based Vouchers | 10. Location (Street address, city, county, State) 1479 North Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010 |
|--|---|

11. Program Activity/Project Description

West Hollywood Community Housing Corporation (Developer) was selected to receive a total of 25 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers under the Request for Proposal No. 2020-011 released by the Housing Authority of the County of Riverside (HACR) on July 20, 2020.

The Project Based Vouchers (PBVs) will provide rental subsidy upon new construction of Agave at Palm Canyon on approximately 1.75 acres of real property located at 1479 North Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010 (Project Site).

Agave at Palm Canyon is an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units (69 affordable and two onsite manager units). The HACR is reserving funding from the U.S. Department of Housing and Urban Development Housing Choice Voucher Program for 25 vouchers for a twenty (20) year contract term consisting of 25 one-bedroom units, for households at or below 30% of the Area Median Income referred to the HACR from the Riverside County Department of Behavioral Health. The PBV units will be restricted under the California Department of Housing and Community Development's No Place Like Home Program and will be reserved for persons living with a serious mental illness who are chronically homeless, homeless, or at-risk of chronic homelessness. Seven units will house low-income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. Thirty-seven (37) units will be reserved for low-income seniors making up to 80% of the area median income (AMI). Two (2) 1-bedroom units will be reserved for two fulltime on-site building managers.

The overall project will include a two-story residential building. Parking will be located behind the building in a surface parking lot. The ground floor will contain a building entrance lobby, a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms. The ground floor will also feature several one-bedroom apartments organized around a private courtyard for the residents.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

Chairman, Riverside County Board of Supervisors

Date signed

DEC 15 2020

Address of Certifying Officer

C/O 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
AMRIT P. DHILLON DATE

ATTEST:

form HUD-7015.15 (1/99)

KECIA R. HARPER, Clerk

By Roseella Carter
DEPUTY

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Public Notice Agave FONSI and RROF /

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

11/24/2020

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

Date: November 24, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

COUNTY OF RIVERSIDE
3403 10TH ST, STE 500
RIVERSIDE, CA 92501

Ad Number: 0011426217-01

P.O. Number:

Ad Copy:

PUBLIC NOTICE

November 24, 2020

County of Riverside
Department of Housing, Homelessness Prevention and Workforce
Solutions
5555 Arlington Avenue
Riverside, California 92504

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 Department of Housing, Homelessness Prevention and Workforce Solutions 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) to undertake the following project:

PROJECT NAME: Agave at Palm Canyon

PURPOSE: The project activity includes the allocation of 25 PBVs to be utilized by West Hollywood Community Housing Corporation, an affordable housing developer, to serve as rental subsidy for Agave at Palm Canyon, an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units, all one-bedroom units (600 square feet). The 25 PBVs are reserved for senior households with incomes at or below 30% of the Area Median Income. The remaining units will be restricted to Area Median Incomes between 30% and 80%. The overall project will include 2 three-story residential buildings. The ground floor will contain a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms.

LOCATION: The proposed project is located on approximately 1.75 acres of vacant land located at 1479 N. Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, Homelessness Prevention and Workforce Solutions, Attention: Mervyn Manalo at 5555 Arlington Avenue, Riverside, California 92504 or email comments to mmanalo@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 Supervisor V. Manuel Perez in his capacity as the Chairman of the County of Riverside 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 Housing Authority of the County of Riverside to allocate the 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:

- the certification was not executed by the Certifying Officer of the County of Riverside;
- 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;
- 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
- 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, and (2) Community Planning and Development at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Field Offices via email to verify the actual last day of the objection period.

Press-Enterprise: 11/24



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

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

Project Information

Project Name: Agave-at-Palm-Canyon

HEROS Number: 900000010162267

Project Location: 1479 N Palm Canyon Dr, Palm Springs, CA 92262

Additional Location Information:

The proposed project is located on approximately 1.75 acres of vacant land located at 1479 N. Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010.

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

The project activity includes the allocation of 25 PBVs to be utilized by West Hollywood Community Housing Corporation, an affordable housing developer, to serve as rental subsidy for Agave at Palm Canyon, an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units, all one-bedroom units (600 square feet). The 25 PBVs are reserved for senior households with incomes at or below 30% of the Area Median Income. The remaining units will be restricted to Area Median Incomes between 30% and 80%. The overall project will include 2 three-story residential buildings. The ground floor will contain a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms.

Funding Information

| Grant Number | HUD Program | Program Name |
|--------------|-------------|--|
| PBV4-20-003 | Other | Housing Choice Vouchers Program Project Based Vouchers |

Estimated Total HUD Funded Amount: \$6,636,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$31,800,000.00

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 |
|---|---|
| Endangered Species Act | If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). |
| Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.) | If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). |
| Permits, reviews, and approvals | Approval of Planned Development District (PDD) and Density Bonus - City of Palm Springs Residential grading and building permits - City of Palm Spring |

Mitigation Plan

The above mitigation measures and conditions will be carried out by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). Permits, reviews and approvals will be carried out by the City of Palm Springs.

Determination:

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

Preparer Signature: _____ **Date:** _____

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

Certifying Officer Signature: _____ **Date:** _____

Name/ Title: _____

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).

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

Project Information

Project Name: Agave-at-Palm-Canyon

HEROS Number: 900000010162267

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

RE Preparer: Mervyn Manalo

State / Local Identifier:

Certifying Officer: Chairman, Board of Supervisors

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 1479 N Palm Canyon Dr, Palm Springs, CA 92262

Additional Location Information:

The proposed project is located on approximately 1.75 acres of vacant land located at 1479 N. Palm Canyon Drive in the City of Palm Springs, more specifically Assessor Parcel Numbers 505-182-004 and 505-182-010.

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

The project activity includes the allocation of 25 PBVs to be utilized by West Hollywood Community Housing Corporation, an affordable housing developer, to serve as rental subsidy for Agave at Palm Canyon, an affordable apartment community for low income seniors age 62 and greater that will consist of approximately 71 total units, all one-bedroom units (600 square feet). The 25 PBVs are reserved for senior households with incomes at or below 30% of the Area Median Income. The remaining units will be restricted to Area Median Incomes between 30% and 80%. The overall project will include 2 three-story residential buildings. The ground floor will contain a community room, the building manager's office, a fitness room, a laundry room, three offices for services, and trash and utility rooms.

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

The purpose of the Proposal is to provide affordable rental housing for low income seniors. Development of the Proposed Project would contribute 71 affordable senior housing units to the community of Palm Springs in Riverside County, California. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just under two thirds of the low income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 Regional Housing Needs Assessment (RHNA).

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

The Project Site is currently vacant. The northern portion of the Project Site contains an abandoned concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete, brick, ceramic tile and other construction debris are scattered on the Project Site. Vegetation on the Project Site generally consists of ruderal non-native vegetation such as shrubs, grasses and weeds. Several ornamental non-native Tamarisk trees are located along the southern boundary of the Project Site. Land uses surrounding the Project Site include single-family homes and condominiums units to the west and southwest (Vista Las Palmas neighborhood), commercial uses to the north of Stevens Road, commercial uses and condominiums units to the east of Palm Canyon Drive, and vacant land followed by commercial uses, to the south. The Project Site is identified in the City of Palm Springs General Plan Housing Element as a Housing Opportunity Site. An aerial view of the Project Site and photographs depicting the current conditions of the Project Site and surrounding area are shown in Figure 8 through Figure 10, respectively.

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

[Project Information Appendix.pdf](#)
[Site Visit 11-10-2020.pdf](#)

Determination:

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| ✓ | 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 |
|---------------------------------------|-------------|--|
| PBV4-20-003 | Other | Housing Choice Vouchers Program Project Based Vouchers |

Estimated Total HUD Funded, Assisted or Insured Amount: \$6,636,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$31,800,000.00

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

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| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Are formal compliance steps or mitigation required? | Compliance determination (See Appendix A for source determinations) |
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6 | | |
| Airport Hazards | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project site is not within 15,000 feet |

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| <p>Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p> | | <p>of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.</p> |
| <p>Coastal Barrier Resources Act 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>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</p> |
| <p>Flood Insurance 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>The Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, the Proposed Project does not require flood insurance and is exempt from flood insurance. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.</p> |
| <p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p> | | |
| <p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>The Project Site is located in the South Coast Air Basin, and air quality is managed by the South Coast Air Quality Management District. The South Coast Air Basin is a non-attainment area for federal and State ozone and particulate matter 10 (PM10) standards. Under the National Environmental Policy Act of 1969, Federal actions require a determination regarding the significance of air quality impacts. All federal actions are subject to General Conformity requirements unless otherwise exempt. In determining</p> |

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| | | <p>significance under NEPA, the annual direct and indirect project-related emissions of all criteria pollutants (including the ozone precursors VOC and NOx) resulting from the Proposed Project construction and operation activities were compared to the applicable EPA National Ambient Air Quality Standards (NAAQS) as de minimis threshold levels. The NAAQS are appropriate de minimis thresholds for use in determining NEPA significance. De minimis levels are defined in 40 CFR 93.153 as the minimum thresholds for which a conformity determination must be performed for various criteria pollutants in various areas. CalEEMod version 2016.3.2 and EPA's AERSCREEN version 16216 were used to estimate emissions during construction and operation. The CalEEMod program was used to determine the rate of emissions for each criteria pollutant, and AERSCREEN was utilized to determine the concentrations of pollutants using dispersion modeling. Construction Emissions The Project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2016.3.2 and EPA's AERSCREEN version 16216 were used to estimate emissions during construction. Annual emissions would not exceed any of the NAAQS de minimis thresholds; thus, construction emissions would be de minimis, and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.</p> |
| <p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The</p> |

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| | | <p>project is in compliance with the Coastal Zone Management Act.</p> |
| <p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>According to the EnviroStor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites in proximity to the Project Site. The closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case 7T2262010) site was located at 1708 N. Palm Canyon Drive approximately 0.15 miles north of the Project Site. This site was remediated and the case was closed as of June 3, 1996. A Phase I Environmental Site Assessment (ESA) was prepared for the Project Site by Pacific Environmental Company, dated November 18, 2020, which included a Project Site visit, a review of available regulatory agency information, historical use, and discussions with persons knowledgeable about the Project Site. No recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or environmental issues were identified on the Project Site. The Proposed Project is a multi-family residential housing development designed to provide affordable housing to seniors. It would not require the on-going use, storage or routine transport of hazardous or toxic materials. Aside from common household chemicals, no hazardous materials would be used on-site. Therefore, the Proposed Project would not emit or release hazardous waste. Sources: California State Water Resources Control Board, GeoTracker, Colorado River Basin RWQCB # 7T2262010 Case Summary, https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501023,</p> |

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| | | <p>accessed November 2020. Department of Toxic Substances Control, EnviroStor, https://www.envirostor.dtsc.ca.gov/public/, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.</p> |
| <p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) resource list does not identify any critical habitats within the Project Site vicinity. Additionally, the Project Site is not located within a Biological Sensitivity & Conservation Area as defined within Figure 5-2 of the City of Palm Springs General Plan. The area surrounding the Project Site is heavily urbanized. The Project Site is in an infill lot that is currently vacant and includes a concrete detention basin and disturbed soil from previous earthwork activities. The northern portion of the Project Site contains an unused concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete are present on the southern portion of the Project Site. Vegetation on the Project Site generally consists of ruderal vegetation such as shrubs, grasses and weeds. Non-native Tamarisk trees are located along the southern boundary of the Project Site, which may be removed or disturbed during project construction. Trees located on the Project Site may provide habitat for native nesting birds, which are protected by the Migratory Bird Treaty Act and the California Fish and Game Code, which prohibit the take (defined</p> |

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| | | <p>as destroy, harm, harass, etc.) of bird nests with eggs or young. Project-related activities associated with site preparation and construction could result in the direct loss of active nests or the abandonment of active nests by adult birds should grading occur during the nesting season. However, with implementation of mitigation, construction of the Project would have no adverse effect to endangered or species of concern or their habitat. This project has been determined to have No Effect on listed species. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.</p> |
| <p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The Proposed Project is a multi-family residential housing development designed to provide affordable housing to seniors. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The Proposed Project would not emit or release hazardous waste or emissions. The Project Site and neighboring properties do not contain facilities or sites containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The nearest registered underground storage tank is located approximately 0.19 mile northeast of the Project Site at 1775 N. Indian Canyon Drive. There have been no violations associated with this listing and is not expected to impact the</p> |

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| | | <p>Proposed Project. No known potential for exposure to significant hazards from the site or surrounding properties was identified. No mitigation measures are required. Sources: County of Riverside, Department of Environmental Health, Well WebMap Look-Up, ArcGIS, https://countyofriverside.maps.arcgis.com/apps/webappview, accessed November 2020. Department of Toxic Substances Control, EnviroStor, https://www.envirostor.dtsc.ca.gov/public/, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.</p> |
| <p>Farmlands Protection 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>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The Project Site is currently developed and categorized as Urban and Built-Up Land, as indicated in the State Department of Conservation "California Important Farmland Finder" interactive map. The Project Site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source: California Department of Conservation, California Important Farmland Finder, Interactive Map, website: https://maps.conservation.ca.gov/DLRP/CIFF/, accessed October 2020.</p> |
| <p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of</p> |

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| | | the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988. |
| Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. On XXXX XX, 2020 (File HUDXXXX), the California State Historic Preservation Officer concurred with determination that no historic properties will be affected by the undertaking. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. |
| Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. |
| Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. |
| Wetlands Protection Executive Order 11990, particularly sections 2 and 5 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA), the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern. |
| Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic |

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| | | <p>Rivers Act. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA) , the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern.</p> |
| <p>HUD HOUSING ENVIRONMENTAL STANDARDS</p> | | |
| <p>ENVIRONMENTAL JUSTICE</p> | | |
| <p>Environmental Justice Executive Order 12898</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | <p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The Proposed Project is not in an environmental justice community of concern nor will it disproportionately affect a low-income or minority population. The Proposed Project would provide 71 affordable rental units that would provide housing for low-income seniors age 62 and greater. Of these 71 units, 25 units would be set aside as housing for formerly homeless seniors. An anticipated additional 7 units would house low- income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. 37 units would be reserved for low-income seniors making up to 80% of the AMI. Two one-bedroom units will be reserved for two fulltime on-site building managers. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments. Development of the Proposed Project would contribute 71 affordable senior housing units to the</p> |

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| | | <p>community of Palm Springs in Riverside County, California. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just under two thirds of the low-income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 Regional Housing Needs Assessment (RHNA).</p> |
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 2 | <p>The northern parcel of the Project Site (APN 505-182-004), is zoned C-1. The southern parcel, (APN 505-182-010), has split zoning; the eastern half is zoned C-1 and the western half is zoned R-2. The Project Site has a land use designation of Mixed Use / Multi-Use pursuant to the City of Palm Springs General Plan. The Proposed Project is consistent with the General Plan land use designation</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>and conforms with the required zoning. The Proposed Project would require approval of entitlements from the City of Palm Springs. The Proposed Project would apply for a Planned Development District (PDD) and a density bonus to increase the density to permit 71 units of housing. The Proposed Project utilizes the 11-foot height bonus on-menu incentive granted as part of the City's density bonus program. The Proposed Project features a contemporary design that evokes the mid-century modern aesthetic that is characteristic of Palm Springs.</p> | |
| <p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p> | <p>2</p> | <p>Soil Suitability -According to the City of Palm Springs General Plan Seismic Hazards Map, the Project Site is located in a Low Liquefaction Susceptibility zone. As such, the Project Site is not expected to have any adverse impacts regarding soil suitability. Slope -According to the City of Palm Springs General Plan Landslide Susceptibility Map, the Project Site is not located in a landslide susceptibility area. Based on a topographic survey for the Project Site, the Project Site has a 2.3% slope which is identified as an "optimum"</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>suitability rating per the Slope Suitability for Urban Development chart. As such, the Proposed Project is not anticipated to have any impacts on slope suitability.</p> <p>Erosion - The Project Site is flat, which limits potential for erosion. There are no slopes that would erode as a result of project construction. Based on the USDA Soil Survey Soil Erosion Factors Map, the Project Site has an erosion "K Factor" of 0.02. The K Factor ranges from 0.02, being the least erodible to 0.64 for the most erodible. Therefore, the Proposed Project is not anticipated to have any impacts on erosion.</p> <p>Drainage/Stormwater Runoff - The City of Palm Springs requires the submittal of a Water Quality Management Plan (WQMP) before construction of projects that meet certain criteria. The Project would be required to prepare and submit a WQMP to the City before issuance of construction permits in compliance with the National Pollution Discharge Elimination System (NPDES) permit program.</p> <p>Construction-related impacts will be reduced through the implementation of measures to reduce</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>runoff during construction through the implementation of Storm Water Pollution Prevention (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect stormwater runoff. As part of the WQMP, the project would also be required to show how stormwater will be retained on site after construction. As concluded in the Hydrology Report, under current conditions, stormwater runoff on the Project Site that does not percolate into the soil flows toward the southern property line where it flows onto the neighboring vacant lot. With construction of the Proposed Project, runoff from the Project Site will be directed to Camino Del Norte. A short retaining wall will be added along the southern property line and the Project Site will be raised such that it drains towards the west towards Camino Del Norte. The Proposed Project will increase both the peak runoff and runoff volume from the Project Site. However, as part of the Proposed Project, an infiltration trench will be constructed to concentrate runoff. During a peak event,</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>the overflow pipe will be sized accordingly in order to throttle the flow and limit the discharge rate to match or be below existing conditions and no adverse impacts would occur.</p> | |
| <p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p> | <p>3</p> | <p>Site Safety - The Proposed Project will not itself create a risk of explosion, release of hazardous substances or other dangers to public health. The Project Site is not located near any hazardous operations. The Project Site is currently vacant land with an abandoned irrigation reservoir. As reported in the Phase I ESA, conducted by Pacific Environmental Company (PEC), a site inspection of the Project Site and the surrounding areas on October 23, 2020 found no hazardous substances or petroleum products in connection with identified uses of the Project Site. There were no indications of storage tanks, odors, pools of liquids, drums, hazardous substances, petroleum product containers, unidentified substance containers or Polychlorinated Biphenyls (PCBs) identified during the Project Site inspection. PEC reviewed federal, state, tribal and local database records for the Project Site</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>and surrounding properties. Records provide information on whether hazardous substances, wastes, or petroleum products have been improperly handled, stored, or disposed of on or adjacent to the Project Site. There are no listings for the Project Site in the radius map report. The Phase I ESA concluded that no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or environmental issues were identified on the Project Site. Project-generated Noise: Traffic Community noise levels will not be significantly affected by the Proposed Project. The only noise anticipated is from the normal automobile traffic generated from the Proposed Project. Exterior 24-hour average (Ldn) traffic-related noise was estimated along at the Project Site using the HUD Ldn calculator. The nearest major roadway to the Project Site is Palm Canyon Drive, which borders the Project Site to the east. Traffic volumes on Palm Canyon Drive were obtained from City of Palm Springs traffic counts from 2017 and escalated to 2020 assuming</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>a 1% growth rate annually as the existing conditions baseline. The average daily trips on Palm Canyon Drive is approximately 18,405 plus an additional 552 trips to account for medium trucks (3% of total) as a conservative estimate. The Ldn assuming an average distance of 40 feet from Palm Canyon Drive centerline. The existing estimated Ldn is approximately 62-dBA. With the additional of approximately 263 weekday trips (as provided by Walker Consultants), the Ldn would not increase with the addition of project traffic.</p> <p>Operational Noise Operation of the Proposed Project would not generate noise levels that would be considered substantial in terms of existing or future noise levels in the area. Further, according to the City of Palm Springs General Plan (Figure 8-5), future noise levels ranging between 60 and 65 CNEL will encroach onto the Proposed Project in portions of the Project Site where development is proposed. According to the HUD Site Acceptability Standards, noise levels up to 65 CNEL are considered "Acceptable" noise levels. Therefore, proposed land uses are</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>expected to be compatible with future traffic noise levels onsite. Construction Noise Project construction would be required to comply with the City of Palm Springs Noise Ordinance referenced above. In this case, there are sensitive properties located west, southwest, northwest, and northeast of the Project Site. While construction noise would be audible at the property boundary, compliance with the City's noise ordinance would avoid adverse impacts related to construction noise.</p> | |
| <p>Energy Consumption/Energy Efficiency</p> | <p>2</p> | <p>Construction Energy Use Construction of the Proposed Project would generate an increased demand for energy in the form of electricity, and transportation fuels (i.e., gasoline, and diesel fuel). The energy demands during construction would be typical of construction projects for projects of this size and would not necessitate additional energy facilities or distribution infrastructure. As such, the energy requirements and energy use of the Proposed Project related to petroleum-based fuels during construction would not cause wasteful, inefficient, and unnecessary use of energy. Operational</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | <p>Energy Use Energy would also be consumed during the Proposed Project operations related to water usage, solid waste disposal, and vehicle trips. Electricity and natural gas consumption was estimated using the CalEEMod (Version 2016.3.2) program. The Proposed Project would result in a net energy demand of approximately 485,462 kWh of electricity per year and 1,004,140 kilo British thermal unit (kBtu) per year of natural gas per month. The Proposed Project would seek Leadership in Energy and Environmental Design (LEED) for Homes Gold certification. The Proposed Project will meet and exceed 2019 Title 24 Standards set by the California Energy Commission for energy requirements and efficiency. Additionally, the Proposed Project's design, fixtures, appliances, and services will ensure that operation would not result in wasteful, inefficient, and unnecessary use of energy.</p> | |
| SOCIOECONOMIC | | | |
| Employment and Income Patterns | 2 | No impact is expected to occur to employment and income patterns as a result of the Proposed Project, as the Project would not significantly impact the | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | <p>demographics of the area or affect employment centers. As the site is currently vacant, no retail and/or commercial uses would be adversely impacted or displaced. The Proposed Project would include 71 one-bedroom affordable rental units that would provide housing for low income seniors age 62 and greater. Of these 71 units, 25 units would be set aside as housing for formerly homeless seniors. An anticipated additional 7 units would house low-income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. 37 units would be reserved for low-income seniors making up to 80% of the AMI. Two one-bedroom units will be reserved for two fulltime on-site building managers. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments. The Proposed Project would temporarily increase construction related employment opportunities. The Proposed Project is a residential development, and as such, would not significantly increase or decrease permanent</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | employment opportunities. Therefore, no impact is expected to occur. | |
| Demographic Character Changes / Displacement | 2 | <p>The Proposed Project is not anticipated to cause a substantial growth in population in the area. The Proposed Project will benefit low income seniors age 62 and greater. The Proposed Project would result in a population increase of approximately 71 people in the Project area, based on one person per bedroom. The Proposed Project would increase the amount of affordable housing units in the City of Palm Springs, therefore providing an opportunity to diversify the housing stock in the area. The Proposed Project is adjacent to N. Palm Canyon Drive, which is a commercial corridor providing access to local services, facilities, institutions for the Proposed Project's residents. The proximity to local services allows the residents to participate in community services and does not create a physical barrier between the residents and resources. The Project Site is currently vacant and undeveloped. As such, no individuals, families, facilities, existing jobs, communality facilities, or businesses would be displaced as a result of the</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | development of the Proposed Project. Therefore, no impact to demographic character change or displacement is expected to occur. | |
| COMMUNITY FACILITIES AND SERVICES | | | |
| Educational and Cultural Facilities (Access and Capacity) | 2 | <p> Educational Facilities The following schools serve the Project Site: Katherine Finchy Elementary School, located at 777 E. Tachevah Drive, approximately 0.9 mile southeast of the Project Site; Raymond Cree Middle School, located at 1011 E. Vista Chino, approximately 0.8 mile east of the Project Site; and Palm Springs High School, located at 2401 E. Baristo Road, approximately 3.3 miles southeast of the Project Site. The Proposed Project would provide housing for low-income seniors age 62 and greater. Therefore, it is unlikely that children would reside in the proposed housing development. As such, there is no projected increase in student population as a result of the Proposed Project. Therefore, no impact is expected to occur. </p> <p> Cultural Facilities The Project Site is located in an area with available cultural facilities. The Palm Springs Public Library is located approximately 2.9 miles southeast of the Project </p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| Commercial Facilities (Access and Proximity) | 2 | <p>Site.</p> <p>The Project Site is located along N. Palm Canyon Drive, which is populated with various commercial facilities accessible for the Proposed Project's residents. The Project Site is in walking distance (within three blocks) to food and retail services. Additionally, public transportation is available adjacent to the Project Site along N. Palm Canyon Drive. Retail and commercial services will not be adversely impacted or displaced with construction of the Proposed Project. An increase in residences would result in an increase of patrons to the surrounding commercial services. Therefore, no impact is expected to occur.</p> | |
| Health Care / Social Services (Access and Capacity) | 2 | <p>Health Care The Project Site is located in close proximity to various medical buildings, including: Kaiser Permanente Palm Springs Medical Offices, located at 1100 North Palm Canyon Drive, approximately 0.3 miles south of the Project Site; Desert Regional Medical Center and Emergency Room, located at 1150 N. Indian Canyon Drive, approximately 0.5 mile south of the Project Site. An increase in population will increase the need for area health care</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | <p>services, however, on-site health and social services will be provided to the residents. As such, no impact is expected to occur. On-site Health and Social Services The Project will provide between approximately one full-time equivalent resident services coordinator (RSC) staff who will offer on-site voluntary comprehensive supportive services free of charge to all tenants of PCD. RSCs will provide activities, classes, and supportive and referral services to all 69 low-income families. The Applicant's model of service-enriched living will provide a level of resident services that ensures residents live empowered and enriched lives. Specialized case management services will focus on the needs unique to the formerly unhoused and those with specialized medical needs, and will be modified and tailored to the individual residents' needs. Approximately one full-time case manager or other specialist will work onsite. Desert AIDS Project (DAP) will be a service provider for the project, providing specialized case-management services for formerly homeless seniors and residents with special</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>needs. Founded in 1984 by a group of community volunteers in the face of the AIDS crisis, DAP has been the Coachella Valley's primary not-for-profit resource for those living with, affected by, or at-risk for HIV or AIDS. Today, DAP is a Federally Qualified Health Center (FQHC) with the goal of improving the overall health of the entire community, especially the disenfranchised. DAP provides comprehensive, culturally competent, quality primary and preventative health care services including; primary medical care, HIV and Hepatitis specialty care, dentistry, behavioral health and social services, all under one roof. Therefore, no impacts to social services are expected to occur.</p> | |
| <p>Solid Waste Disposal and Recycling (Feasibility and Capacity)</p> | <p>2</p> | <p>The Proposed Project would generate solid waste and recyclable materials both during construction and operation. Palm Springs Disposal Services provides solid waste disposal service to the City of Palm Springs. Palm Springs Disposal Services transports solid waste from Palm Springs to Edom Hill Transfer Station in Cathedral City. Edom Hill is permitted to receive 2,600 tons of waste per day as a transfer station. From Edom</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>Hill, waste is trucked to Lamb Canyon Sanitary Landfill in Beaumont, approximately 24 miles west of Palm Springs. Lamb Canyon Landfill is permitted to accept 3,000 tons of waste per day. The remaining capacity of the landfill is approximately 20,908,000 cubic yards of waste and its estimated closing date is 2023. The Proposed Project is anticipated to generate approximately 869 pounds per day of solid waste, or approximately 159 tons per year. This is a small percentage of the available capacity of solid waste accepted at Edom Hill and Lamb Canyon Sanitary Landfill. The waste from the Proposed Project will not exceed the capacity of the waste system or landfill, therefore no impact is expected to occur.</p> | |
| <p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p> | <p>2</p> | <p>The Coachella Valley Water District (CVWD), the Desert Water Agency (DWA), and Mission Springs Water District (MSWD) provide water to the City of Palm Springs. These water agencies prepare an Urban Water Management Plan every five years, which identifies historic and projected water usage, identifies existing and future water supply sources,</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>describes purveyors' demand management programs, and sets forth a program to meet water demands during normal, dry, and multiple dry years. The City contracts with Veolia Water North America to operate a comprehensive wastewater treatment program, including a City-owned, 10.9 million gallon per day (mgd) trickling filter wastewater treatment plant, five pump stations, 225 miles of sewer collection pipelines, six percolation ponds, and a biosolids disposal program. The treatment plant currently accommodates approximately 6.5 mgd of sewage flow. Recycling wastewater is an important water conservation strategy, because it reduces the amount of potable water used for irrigation. DWA operates a wastewater recycling facility. The City provides primary and secondary treated domestic sewage to DWA, who then provides tertiary treatment. The recycled water is then used to irrigate public facilities such as the Tahquitz Creek Golf Course, DeMuth Park, and the Mesquite Golf Course. The Proposed Project is anticipated to generate approximately 7,810 gallons</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>per day (GPD) of wastewater. The Proposed Project's wastewater generation will not result in a significant effect on the sewer system because of the City's comprehensive wastewater treatment program. Therefore, a less than significant impact is expected to occur.</p> | |
| <p>Water Supply (Feasibility and Capacity)</p> | 2 | <p>The Desert Water Agency (DWA) provides water to Palm Springs, Desert Hot Springs, parts of Cathedral City, and surrounding unincorporated areas. DWA is part of the Coachella Valley Regional Water Management Group, which prepared an Integrated Regional Water Management Plan (IRWMP) in 2017. The Coachella Valley's water conservation efforts have reduced urban water demands by well over the 2020 goal of a 20% water use reduction, as mandated by the Water Conservation Act of 2009 (Senate Bill x7-7 or SBx7-7). Population projections used within the UWMPs of the Region's water purveyors are derived from the U.S. Census in conjunction with projections obtained from the Coachella Valley Association of Governments (CVAG). CVAG population projections include numbers from the RHNA for use in</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>housing and land use planning. As described in the CVWD 2015 UWMP, potable water demand within the CVWD service area is expected to increase to 198,300 AFY by 2040 (CVRWVG, IRWMP, 2017 at page 2-52). With continued water conservation and implementation of additional, drought-resilient supplies, CVWD would have enough supplies to meet demands under normal, single-, and multiple-dry year scenarios (CVWD, 2015 UWMP). As reported in Table 2-14 of the 2017 IRWMP, the DWA has a total projected water demand with conservation of 43,460 acre feet per year through 2040. Development of the Proposed Project would contribute 71 affordable senior housing units, which would generate approximately 7,810 gallons of water per day. The proposed development is consistent with the regional growth projections and the growth projections contained within the RHNA, which are included within the water demand forecast for the region. As such, the Proposed Project's water demand will not result in a significant impact upon the community's available water supply and will not result in</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>a significant deterioration of water quality. Therefore, a less than significant impact is expected to occur.</p> | |
| <p>Public Safety - Police, Fire and Emergency Medical</p> | <p>2</p> | <p>Police The Palm Springs Police Department, located at 200 S. Civic Drive, provides police services in the City. The Police Department's two divisions, Operations and Services, employ 88 sworn and 59 nonsworn personnel. Operations include patrol, jail, and airport operations. Services include investigation, records, animal control, and communications. The desired response times for priority one calls (emergencies) and priority two calls (non-emergencies) are 5 minutes and 30 minutes, respectively. The Palm Springs Police Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resources. Although the demand for police services would increase with construction of the Proposed Project, impacts are considered less than significant with the ample Police related resources available to the City. Fire and Emergency Medical The Palm Springs Fire Department,</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>established in 1931, provides for fire, paramedic, and emergency services within the corporate boundaries of the City of Palm Springs and through mutual agreements in the City's sphere of influence. Palm Springs Fire Station 3 is located at 590 E. Racquet Club Road, approximately 1.0 mile northeast of the Project Site. Firefighting resources in the Palm Springs area include five fire stations located throughout the City so that the response time to any resident is under five minutes, the standard used by the Department for maximum first-response time. All structures built beyond the five-minute response area are required by the City's Community Fire Protection Plan and Municipal Code to install automatic fire sprinklers and other built-in fire protection equipment, as deemed appropriate by the Fire Department. Therefore, impacts to Fire and Emergency Medical Services are less than significant.</p> | |
| Parks, Open Space and Recreation (Access and Capacity) | 2 | The City of Palm Springs owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | <p>along major thoroughfares throughout the City. The City is also home to numerous privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. The closest parks to the Project Site include: Ruth Hardy Park, Desert Healthcare Wellness Park, and Victoria Park. The Proposed Project includes community-focused amenity spaces located along Palm Canyon Drive and at the corner of W. Stevens Road, including a community room with demonstration kitchen, large fitness/recreation space, library/computer room, laundry facilities, and a large lobby/lounge. Offices for the full time onsite building manager is located adjacent to the front entrance to the building. Two offices are provided for full time onsite service providers and case managers. The project also includes ample outdoor spaces for recreation and relaxation. A large stepped and shaded paseo fronts N. Palm Canyon Drive. Secondary courtyards and gardens are interspersed throughout the project, reducing its mass and creating opportunities for</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>interior/exterior living. These central courtyards provide a space of orientation and connection, as well as further reducing the visual mass of the project, making it as much a landscape as a building. Each unit has an individual patio/balcony; a series of larger outdoor terraces are also interspersed throughout the building footprint at its second level. All of the units will be fully accessible to persons with mobility impairments and three (3) units will be accessible to persons with sensory impairments. The property will be completely secured. There will be a single, locked pedestrian entrance from Palm Canyon Dr. equipped with a keyfob and intercom system. Access will be restricted to tenants and their guests only at all times. The Proposed Project includes ample open space on the Project Site and is located in proximity to parks and recreation centers, therefore a less than significant impact is anticipated.</p> | |
| <p>Transportation and Accessibility (Access and Capacity)</p> | <p>2</p> | <p>Transportation impacts caused by the Proposed Project to traffic vary depending upon the number of personal vehicle trips the Proposed Project will</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | <p>generate, the availability of public transit, the bicycle network, and the completeness of the nearby pedestrian network. The Proposed Project is anticipated to generate a total of 263 trips per day with 14 AM peak hour trips and 18 PM peak hour trips, based on the Institute of Transportation Engineers (ITE) Trip Generation (10th Edition, 2017) manual for the Senior Adult Housing land use. Per the City of Palm Springs Traffic Impact Analysis (TIA) Guidelines (July 2020), projects are screened to determine the need for completing a levels of service (LOS) analysis as well as a vehicle miles traveled (VMT) analysis as part of the traffic impact analysis. Per the TIA Guidelines, project's that generate less than 100 peak hour trips (in the AM and PM peak hours) are typically exempt from further traffic analysis. Since the Proposed Project is anticipated to generate 14 AM peak hour trips and 18 PM peak hour trips, well below the 100 trip threshold, the Proposed Project does not generate enough traffic to warrant an LOS traffic impact analysis. Additionally, affordable housing and senior housing are both uses that are</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|---|------------|
| LAND DEVELOPMENT | | | |
| | | <p>presumed to have a less than significant traffic impact and therefore are exempt from providing a VMT traffic analysis per the City of Palm Springs guidelines and the Governor's Office of Planning and Research's technical advisory. Therefore, the Proposed Project would result in a less than significant traffic impact. The Project Site vicinity is walkable and the sidewalk network is complete. There are numerous commercial facilities within walking distance from the Project Site. North Palm Canyon Drive is classified as a Class III Bike Route per the City's General Plan. A Class III Bike Route is defined as Unprotected on-street bikeways sharing the roadway with vehicular traffic. Typically characterized as any type of bikeway, including streets signed as bikeways, that offers no other specific lane or other accommodation for bicycles. Public transportation in the City of Palm Springs is provided by SunLine Transit Agency, a joint powers authority created by the nine cities of the Coachella Valley, and the County of Riverside. Six routes currently serve the</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|------------|
| LAND DEVELOPMENT | | | |
| | | <p>City of Palm Springs. SunLine has recently developed a proposed transit service improvement plan that would revise transit service in the Coachella Valley. The proposed plan outlines recommendations for new bus routes, realignment of existing bus services, and the discontinuation of nonproductive routes. SunDial, operated by SunLine, provides on-demand curb-to-curb paratransit service to qualifying persons (e.g., seniors and disabled) within three-quarters of a mile on either side of SunLine bus routes. Regional bus service is provided by Greyhound, which has a bus depot located on North Indian Canyon Drive near Amado Road. The nearest transit stop is located immediately adjacent to the Project Site, along N. Palm Canyon Drive. Ground level surface parking would be provided on the west side of the proposed building, with ingress/egress access provided from Stevens Road to the north of the Project Site and Camino Norte to the southwest of the Project Site. A total of 71 parking spaces would be provided. All units will be fully accessible to persons with mobility impairments</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
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| LAND DEVELOPMENT | | | |
| | | and three units will be accessible to persons with sensory impairments. | |
| NATURAL FEATURES | | | |
| Unique Natural Features /Water Resources | 2 | <p>The Project Site is currently vacant. The northern portion of the Project Site contains an unused concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete paving are present on the southern portion of the Project Site. The Project Site does not contain any important natural features such as caves, cliffs, vista/viewsheds, canyons, waterfalls, sand dunes, or tree stands on or near the site. Therefore, no impacts to unique natural features would occur. There are no water courses, creeks, streams, seasonal wetlands, or other water resources on the Project Site. The Project Site will increase in impervious area, as such, runoff control measures have been implemented. As mentioned above, the Proposed Project is expected to have a minor adverse impact to</p> | |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|--|-------------|--|--|
| LAND DEVELOPMENT | | | |
| | | <p>stormwater runoff; however, with implementation of the retaining water along the southern property line as part of the Proposed Project, impacts to stormwater runoff are reduced to a less than significant conclusion. Therefore a less than significant impact is concluded.</p> | |
| <p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p> | 3 | <p>Vegetation on the Project Site generally consists of ruderal vegetation such as shrubs, grasses and weeds. Several ornamental trees are located along the southern boundary of the Project Site. The Proposed project will not introduce nuisance or non-indigenous species of vegetation that may be ecologically disruptive, invasive, threaten survival of indigenous plant habitats, or disrupt agricultural or silvicultural activities. Non-native Tamarisk trees are located along the southern boundary of the Project Site. Trees located on the Project Site may provide habitat for native nesting birds, which are protected by the Migratory Bird Treaty Act and the California Fish and Game Code, which prohibit the take (defined as destroy, harm, harass, etc.) of bird nests with eggs or young.</p> | <p>If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction</p> |

| Environmental Assessment Factor | Impact Code | Impact Evaluation | Mitigation |
|---------------------------------|-------------|--|--|
| LAND DEVELOPMENT | | | |
| | | <p>Project-related activities associated with site preparation and construction could result in the direct loss of active nests or the abandonment of active nests by adult birds should grading occur during the nesting season. However, with implementation of mitigation, construction of the Project would have no adverse effect to endangered or species of concern or their habitat.</p> | <p>zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW).</p> |
| Other Factors | 2 | <p>The Proposed Project will provide affordable housing for seniors 62 and greater. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. The Proposed Project is beneficial to both residents and the community.</p> | |

Supporting documentation

[Hydrology Report Appendix.pdf](#)

[Traffic Scoping Letter Appendix.pdf](#)

[Land Susceptibility Map.pdf](#)

[Demographic Index\(1\).pdf](#)

[Biological Sensitivity Map\(1\).pdf](#)

[Critical Habitat for Threatened Endangered Species \(USFWS\) Map\(1\).pdf](#)

Additional Studies Performed:

DK Engineer, Corp., Hydrology Report, November 2020. Duke CRM, Phase I Cultural & Paleontological Resource Assessment, November 13, 2020. Pacific Environmental,

Phase I Environmental Site Assessment, November 18, 2020. Walker Consultants, Agave at Palm Canyon Senior Affordable Housing - Traffic Scoping Letter, October 29, 2020.

Field Inspection [Optional]: Date and completed

by:

Mervyn Manalo

11/10/2020 12:00:00 AM

[Site Visit 11-10-2020.pdf](#)

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

County of Riverside, various Tribes, State Historic Preservation Office, 64 North, Agave at Palm Canyon, Preliminary Application Drawing Package. November 2020. CalEEMod (Version 2016.3.2) City of Palm Springs, General Plan, 2014-2021 Housing Element. 2014. City of Palm Springs, General Plan, Circulation Element. 2007. City of Palm Springs, General Plan, Land Use Element. 2007. City of Palm Springs, General Plan, Recreation, Open Space, & Conservation Element. 2007. City of Palm Springs, General Plan, Safety Element. 2007. City of Palm Springs, Municipal Code, Chapter 92, Zoning Regulations. 2020. 2018 Coachella Valley Integrated Regional Water Management & Stormwater Resource Plan, (Volume 1), Final, December 2018. Coachella Valley Water Management Plan 2010 Update, Final Report, 2012. DK Engineer, Corp., Hydrology Report for Agave at Palm Canyon, November 2020. Pacific Environmental Company, Phase I Environmental Site Assessment, November 18, 2020. Parker Environmental Consultants, Site Visit. November 2, 2020 Southern California, Regional Housing Needs Assessment Final Allocation Plan 2014-2021. 2012. United States Department of Agriculture, Natural Resources Conservation Service, Accessed November 2020. Walker Consultants, Agave at Palm Canyon Senior Affordable Housing - Traffic Scoping Letter, October 29, 2020. West Hollywood Community Housing Corporation, Agave at Plum Canyon Justification Letter for Planned Development District. November 2020.

List of Permits Obtained:

Approval of Planned Development District (PDD) and Density Bonus - City of Palm Springs Residential grading and building permits - City of Palm Spring

Public Outreach [24 CFR 58.43]:

The Notice of Finding of No Significant Impact on the environment (FONSI) and the Request for Release of Funds was advertised throughout the County of Riverside via The Press Enterprise and The Desert Sun newspapers.

[Public Notice.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

There are no cumulative impacts identified as a result of the Proposed Project.

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

Offsite Alternative: Consideration of an offsite alternative is not warranted. No significant impacts associated with the Project Site that cannot be avoided were identified. **Reduced Project:** Reducing the size of the Proposed Project would incrementally reduce environmental impacts but would not result in any substantial changes to any impact conclusions discussed in the Environmental Assessment. As such, reducing the Project's size is not warranted. In addition, a reduced density alternative would not maximize the best use of the density bonus incentives, to be granted by the City of Palm Springs, which encourage development of affordable housing. The state provides these incentives to further promote affordable housing production, which assists cities in meeting their Regional Housing Needs Assessment goals. The Proposed Project meets all of the criteria necessary to qualify for SB 35, including its affordable housing and labor requirements. As required by SB 35, the project will be fully consistent with all of the City's applicable objective planning standards, notwithstanding any modifications under density bonus law, and is consistent with all of SB 35's physical criteria for streamlined, ministerial review.

No Action Alternative [24 CFR 58.40(e)]

Under a No Action Alternative, no changes to the Project Site would occur. The impacts discussed in the Environmental Assessment would not occur. The Project Site would continue to be vacant and undeveloped. Affordable housing units for seniors 62 and greater would not be created. The Project Site may be sold for residential housing, retail/commercial, hotel, or other uses. The no action alternative would not achieve any of the stated goals of the Applicant, HUD, the City of Palm Springs, or Riverside County's regional plans for affordable housing.

Summary of Findings and Conclusions:

The project will compliment as well as benefit the surrounding land uses. The construction of the project will create jobs and provide 69 affordable housing units in the City of Palm Springs. The project will add 71 units to the City's existing housing inventory. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just under two thirds of the low income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. A less than significant impact is anticipated with respect to the Proposed Project's conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design. The Proposed Project will not affect soils that are better suited for natural resource managements activities

such as farming, forestry, or unique natural are preservation. Community noise levels will not be significantly affected by the Proposed Project. The Proposed Project will meet and exceed 2019 Title 24 Standards set by the California Energy Commission for energy requirements and efficiency. Additionally, the Proposed Project's design, fixtures, appliances, and services will ensure that operation would not result in wasteful, inefficient, and unnecessary use of energy. The Proposed Project would temporarily increase construction related employment opportunities. The Proposed Project is a residential development, and as such, would not significantly increase or decrease permanent employment opportunities. There is no projected increase in student population as a result of the Proposed Project. Retail and commercial services will not be adversely impacted or displaced with construction of the Proposed Project. An increase in residences would result in an increase of patrons to the surrounding commercial services. An increase in population will increase the need for area health care services, however, on-site health and social services will be provided to the residents. As such, no impact is expected to occur. The waste from the Proposed Project will not exceed the capacity of the waste system or landfill, therefore no impact is expected to occur. The Proposed Project's wastewater generation will not result in a significant effect on the sewer system because of the City's comprehensive wastewater treatment program. The Proposed Project's water demand will not result in a significant impact upon the community's available water supply and will not result in a significant deterioration of water quality. Although the demand for police services would increase with construction of the Proposed Project, impacts are considered less than significant with the ample Police related resources available to the City. All structures built beyond the five-minute response area are required by the City's Community Fire Protection Plan and Municipal Code to install automatic fire sprinklers and other built-in fire protection equipment, as deemed appropriate by the Fire Department. Therefore, impacts to Fire and Emergency Medical Services are less than significant. The Proposed Project will provide affordable housing for seniors 62 and greater. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. The Proposed Project is beneficial to both residents and the community.

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 |
|---|--|--------------------------------|----------|
| Endangered Species Act | <p>If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW).</p> | N/A | |
| Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.) | <p>If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird</p> | N/A | |

| | | | |
|---|---|-----|--|
| | <p> nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). </p> | | |
| <p> Permits, reviews and approvals </p> | <p> Approval of Planned Development District (PDD) and Density Bonus - City of Palm Springs Residential grading and building permits - City of Palm Spring </p> | N/A | |

Mitigation Plan

The above mitigation measures and conditions will be carried out by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW). Permits, reviews and approvals will be carried out by the City of Palm Springs.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

[Airport Compatibility Plan.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

Are formal compliance steps or mitigation required?

- Yes
- ✓ No

Flood Insurance

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

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

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

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

Yes

Screen Summary

Compliance Determination

The Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, the Proposed Project does not require flood insurance and is exempt from flood insurance. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

[Flood Hazards Map.pdf](#)

[FEMA Flood Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Air Quality

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

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

- Yes
- No

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

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

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

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

- Carbon Monoxide
- Lead
- Nitrogen dioxide
- Sulfur dioxide

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

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

| | | |
|----------------------------------|--------|---|
| Carbon monoxide | 35.00 | ppm (parts per million) |
| Lead | 15.00 | µg/m3 (micrograms per cubic meter of air) |
| Nitrogen dioxide | 100.00 | ppb (parts per billion) |
| Sulfur dioxide | 75.00 | ppb (parts per billion) |
| Ozone | 0.07 | ppb (parts per million) |
| Particulate Matter, <2.5 microns | 35.00 | µg/m3 (micrograms per cubic meter of air) |
| Particulate Matter, <10 microns | 150.00 | µg/m3 (micrograms per cubic meter of air) |

Provide your source used to determine levels here:

California Air Pollution Control Officers Association, California Emissions Estimator Model (CalEEMod), Version 2016.3.2, 2017. California Air Resources Board, State Area Designation Maps, current as of August 2019 (State) and October 2018 (national), website: <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>, accessed November 2020. U.S. Environmental Protection Agency, AERSCREEN Version 16216. U.S. Environmental Protection Agency, National Ambient Air Quality Standards, website: <https://www.epa.gov/criteria-air-pollutants/naaqs-table>, accessed November 2020. South Coast Air Quality Management District, Air Quality Significance Thresholds, Revision April 2019, website: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>, accessed November 2020.

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:

| | | |
|------------------|-------|---|
| Carbon monoxide | 0.12 | ppm (parts per million) |
| Lead | 0.00 | µg/m3 (micrograms per cubic meter of air) |
| Nitrogen dioxide | 98.00 | ppb (parts per billion) |

| | | |
|----------------------------------|------|---|
| Sulfur dioxide | 0.23 | ppb (parts per billion) |
| Ozone | 0.05 | ppb (parts per million) |
| Particulate Matter, <2.5 microns | 2.74 | µg/m3 (micrograms per cubic meter of air) |
| Particulate Matter, <10 microns | 2.74 | 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

The Project Site is located in the South Coast Air Basin, and air quality is managed by the South Coast Air Quality Management District. The South Coast Air Basin is a non-attainment area for federal and State ozone and particulate matter 10 (PM10) standards. Under the National Environmental Policy Act of 1969, Federal actions require a determination regarding the significance of air quality impacts. All federal actions are subject to General Conformity requirements unless otherwise exempt. In determining significance under NEPA, the annual direct and indirect project-related emissions of all criteria pollutants (including the ozone precursors VOC and NOx) resulting from the Proposed Project construction and operation activities were compared to the applicable EPA National Ambient Air Quality Standards (NAAQS) as *de minimis* threshold levels. The NAAQS are appropriate *de minimis* thresholds for use in determining NEPA significance. *De minimis* levels are defined in 40 CFR 93.153 as the minimum thresholds for which a conformity determination must be performed for various criteria pollutants in various areas. CalEEMod version 2016.3.2 and EPA's AERSCREEN version 16216 were used to estimate emissions during construction and operation. The CalEEMod program was used to determine the rate of emissions for each criteria pollutant, and AERSCREEN was utilized to determine the concentrations of pollutants using dispersion modeling.

Construction Emissions The Project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be *de minimis*, CalEEMod version 2016.3.2 and EPA's AERSCREEN version 16216 were used to estimate emissions during construction. Annual emissions would not exceed any of the NAAQS *de minimis* thresholds; thus, construction emissions would be *de minimis*, and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act.

Supporting documentation

[Air Quality Appendix.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

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

Supporting documentation

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 Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, the Proposed Project does not require flood insurance and is exempt from flood insurance.

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

Yes

Screen Summary
Compliance Determination

According to the EnviroStor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites in proximity to the Project Site. The closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case 7T2262010) site was located at 1708 N. Palm Canyon Drive approximately 0.15 miles north of the Project Site. This site was remediated and the case was closed as of June 3, 1996. A Phase I Environmental Site Assessment (ESA) was prepared for the Project Site by Pacific Environmental Company, dated November 18, 2020, which included a Project Site visit, a review of available regulatory agency information, historical use, and discussions with persons knowledgeable about the Project Site. No recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or environmental issues were identified on the Project Site. The Proposed Project is a multi-family residential housing development designed to provide affordable housing to seniors. It would not require the on-going use, storage or routine transport of hazardous or toxic materials. Aside from common household chemicals, no hazardous materials would be used on-site. Therefore, the Proposed Project would not emit or release hazardous waste. Sources: California State Water Resources Control Board, GeoTracker, Colorado River Basin RWQCB # 7T2262010 Case Summary, https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501023, accessed November 2020. Department of Toxic Substances Control, EnviroStor, <https://www.envirostor.dtsc.ca.gov/public/>, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.

Supporting documentation

[Phase I ESA Appendix.pdf](#)
[Contamination and Toxic Substances Appendix.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

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

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- ✓ **No Effect:** Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. 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. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

- ✓ Mitigation as follows will be implemented:

If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of

ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW).

No mitigation is necessary.

Screen Summary

Compliance Determination

The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) resource list does not identify any critical habitats within the Project Site vicinity. Additionally, the Project Site is not located within a Biological Sensitivity & Conservation Area as defined within Figure 5-2 of the City of Palm Springs General Plan. The area surrounding the Project Site is heavily urbanized. The Project Site is in an infill lot that is currently vacant and includes a concrete detention basin and disturbed soil from previous earthwork activities. The northern portion of the Project Site contains an unused concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete are present on the southern portion of the Project Site. Vegetation on the Project Site generally consists of ruderal vegetation such as shrubs, grasses and weeds. Non-native Tamarisk trees are located along the southern boundary of the Project Site, which may be removed or disturbed during project construction. Trees located on the Project Site may provide habitat for native nesting birds, which are protected by the Migratory Bird Treaty Act and the California Fish and Game Code, which prohibit the take (defined as destroy, harm, harass, etc.) of bird nests with eggs or young. Project-related activities associated with site preparation and construction could result in the direct loss of active nests or the abandonment of active nests by adult birds should grading occur during the nesting season. However, with implementation of mitigation, construction of the Project would have no adverse effect to endangered or species of concern or their habitat. This project has been determined to have No Effect on listed species. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[Critical Habitat for Threatened Endangered Species \(USFWS\) Map.pdf](#)
[Biological Sensitivity Map.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

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The Proposed Project is a multi-family residential housing development designed to provide affordable housing to seniors. It would not require the on-going use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The Proposed Project would not emit or release hazardous waste or emissions. The Project Site and neighboring properties do not contain facilities or sites containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The nearest registered underground storage tank is located approximately 0.19 mile northeast of the Project Site at 1775 N. Indian Canyon Drive. There have been no violations associated with this listing and is not expected to impact the Proposed Project. No known potential for exposure to significant hazards from the site or surrounding properties was identified. No mitigation measures are required. Sources: County of Riverside, Department of Environmental Health, Well WebMap Look-Up, ArcGIS, <https://countyofriverside.maps.arcgis.com/apps/webappview>, accessed November 2020. Department of Toxic Substances Control, EnviroStor, <https://www.envirostor.dtsc.ca.gov/public/>, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.

Supporting documentation

[Location of Nearest UST.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

- Yes
- ✓ No

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 currently developed and categorized as Urban and Built-Up Land, as indicated in the State Department of Conservation "California Important Farmland Finder" interactive map. The Project Site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source: California Department of Conservation, California Important Farmland Finder, Interactive Map, website: <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed October 2020.

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

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The Project Site is currently developed and categorized as Urban and Built-Up Land, as indicated in the State Department of Conservation "California Important Farmland Finder" interactive map. The Project Site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source: California Department of Conservation, California Important Farmland Finder,

Interactive Map, website: <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed October 2020.

Supporting documentation

[Important Farmland Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

| General Requirements | Legislation | Regulation |
|---|-----------------------|------------|
| Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. | Executive Order 11988 | 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 Flood Map\(1\).pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988.

Supporting documentation

[Flood Hazards Map\(1\).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" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html |

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) In progress

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

- ✓ Agua Caliente Band of Cahuilla Indians Response Period Elapsed
- ✓ Augustine Band of Cahuilla Indians Response Period Elapsed
- ✓ Cabazon Band of Mission Indians Completed

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

Other Consulting Parties

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

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

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

Step 2 – Identify and Evaluate Historic Properties

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

The Project Site is located at 1479 North Palm Canyon Drive (APN's 505-182-004, 505-182-010), within the City of Palm Springs in Riverside County, California. The Project Site is located on the Palm Springs, Calif. USGS 7.5-Minute Quadrangle in Township 4 South, Range 4 East, Section 10. The boundary of these two combined APNs comprises the Area of Potential Effects (APE) for both direct and indirect effects. Earth disturbance is anticipated to a depth of between 5 feet and 10 feet below the present ground surface. Refer to Figure 1: Project Vicinity Map, Figure 2: Project Location Map, and Figure 3: Project Ariel Map, respectively of the Phase I Cultural & Paleontological Resources Assessment, Agave at Palm Canyon Drive Project, prepared by Duke CRM, dated November 13, 2020.

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

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

| Address / Location / District | National Register Status | SHPO Concurrence | Sensitive Information |
|--|--------------------------|------------------|-----------------------|
| C-0342-001 (O'Donnell Reservoir) | Not Eligible | Yes | ✓ Not Sensitive |
| C-0342-002 (Casa Del Camino Hotel and Bungalows) | Not Eligible | Yes | ✓ Not Sensitive |

Additional Notes:

Duke found that the current study identified two cultural resources within the 1.76-acre Agave at Palm Canyon Drive Project area: C-0342-001 (O'Donnell Reservoir) and C-0342-002 (Casa Del Camino Hotel and Bungalows). Both were evaluated for NRHP/CRHR eligibility. Both were found not eligible for the NRHP/CRHR. Demolition of these cultural resources will not adversely affect a NRHP-eligible historic property or significantly impact a CRHR-eligible historical resource. Duke, therefore concluded that no historic properties will be affected by this undertaking under the National Historic Preservation Act and there will be no significant impacts to historical resources. The current assessment of the Project area found no NRHP-/CRHR-eligible cultural resources.

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 Two historic era cultural resources were identified within the Project. The first (Temporary Resource # C-0342-001) is a water reservoir built by Thomas O'Donnell in 1927. It is not considered eligible for the NRHP/CRHR. It is therefore not a historic property under the NHPA or a historical resource as defined in CEQA. The second cultural resource is the remnants of the Casa del Camino Hotel and Bungalows (Temporary Resource # C-0342-002). It was built in 1937 and demolished sometime around 1983. It is recommended not eligible for either the NRHP or the CRHR. It is therefore not an historic property under the NHPA or a historical resource.

**Step 3 –Assess
Effects of the
Project on
Historic
Properties**

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary**Compliance Determination**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. On XXXX XX, 2020 (File HUDXXXX), the California State Historic Preservation Officer concurred with determination that no historic properties will be affected by the undertaking. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[Phase I Cultural Assessment Appendix.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 62

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 62

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Appendix.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

| General requirements | Legislation | Regulation |
|---|---|------------------------|
| <p>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.</p> | <p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p> | <p>40 CFR Part 149</p> |

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

[Sole Source Aquifer Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA), the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern.

Supporting documentation

[Phase I ESA Appendix\(1\).pdf](#)
[National Wetlands Inventory Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA), the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern.

Supporting documentation

[Nationwide Rivers Inventory Map.pdf](#)

[Wild and Scenic Rivers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The Proposed Project is not in an environmental justice community of concern nor will it disproportionately affect a low-income or minority population. The Proposed Project would provide 71 affordable rental units that would provide housing for low-income seniors age 62 and greater. Of these 71 units, 25 units would be set aside as housing for formerly homeless seniors. An anticipated additional 7 units would house low-income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. 37 units would be reserved for low-income seniors making up to 80% of the AMI. Two one-bedroom units will be reserved for two fulltime on-site building managers. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments. Development of the Proposed Project would contribute 71 affordable senior housing units to the community of Palm Springs in Riverside County, California. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just

under two thirds of the low-income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 Regional Housing Needs Assessment (RHNA).

Supporting documentation

[Low Income Population.pdf](#)

[Demographic Index.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No