

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



**ITEM: 3.33
(ID # 22582)**

MEETING DATE:

Tuesday, August 29, 2023

FROM : HOUSING AND WORKFORCE SOLUTIONS:


SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Crossings at Palm Desert Affordable Multifamily Housing Project Located in the City of Palm Desert Pursuant to the National Environment Policy Act (NEPA); and Approval of Request for Release of Funds to U.S. Department of Housing and Urban Development (HUD), District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Crossings at Palm Desert Apartments (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;

Continued on Page 2

ACTION:Policy


Heidi Marshall, Director 8/10/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 29, 2023
xc: HWS

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for Eighty-Seven (87) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Project Based Vouchers – 100% HUD Federal Funds			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Urban Housing Communities LLC (Developer) was awarded a total of eighty-seven (87) Housing Choice Voucher Project Based Vouchers (PBVs) for the Crossings at Palm Desert (Proposed Project) through two Requests for Proposals released by the Housing Authority of the County of Riverside on March 22, 2022, and on October 18, 2022. The Developer has formed a limited partnership known as A0358 Monterey, L.P., a California limited partnership (Partnership), for the purpose of developing and financing new construction of the Proposed Project consisting of 176-unit multi-family development (which includes one manager’s unit) affordable rental housing complex for low-income families. The Proposed Project will consist of a total of 44 one-bedroom units, 80 two-bedroom units, 52 three-bedroom units with 1 two-bedroom unit restricted as a manager’s unit. The PBVs will serve as a rental subsidy for the clients on the Housing Authority’s Housing Choice Voucher Program (HCVP) waiting list for the Proposed Project. Located on approximately 11.8 acres of land located at northwest corner of Dick Kelly Drive and Gateway Avenue, in the City of Palm Desert, identified as Assessor’s Parcel Numbers 694-130-017, 694-130-018, 694-130-019 and 694-130-020 (Property). The Housing Authority will enter into an Agreement to enter into Housing Assistance Payments (AHAP) with Developer, subject to approval by the Board of Supervisors.

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

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, by and through its Housing and Workforce Solutions Department (HWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On August 8, 2023, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

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

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on August 15, 2023, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

Staff recommends that the Board approve and execute the attached Environmental Assessment, Environmental Assessment Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58 and Request for Release of Funds.

Impact on Residents and Businesses

The development of 176 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in eastern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact on the County's General Fund. The County's contribution to the project is anticipated to include only the Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers which are fully funded from the United States Department of Housing and Urban Development.

Attachments:

- County of Riverside FONSI

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

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


Brianna Lontajo, Principal Management Analyst 8/22/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 8/15/2023

Request for Release of Funds and Certification

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

WHEN DOCUMENT IS FULLY COMPLETED RETURN TO Riverside County Clerk of the Board, Stop 1010 Post Office Box 1147, Riverside, Ca 92502-1147

OMB No. 2508-0087 (exp. 03/31/2020)

CLERK'S COPY

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Nicole Sanchez, 760.863.2825	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request 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) HUD-Project Based Vouchers /Crossings at Palm Desert Housing Project	10. Location (Street address, city, county, State) Southeast corner of Gateway Drive and Dick Kelly Drive Palm Desert, Ca 92260
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11. Program Activity/Project Description

The Project activity proposes the use of 87 Project Based Vouchers by A0358 Monterey, LP, a California Limited Liability Corporation to construct 176 unit multi-family affordable rental housing project low-income families. The Proposed Project will consist of 44 one-bedroom units, 80 two-bedroom units, 52 three-bedroom units with one (1) two-bedroom unit restricted as a manager's unit. The vacant land sits on approximately 11.8 acres located at the Southeast corner of Gateway Drive and Dick Kelly Drive, in the City of Palm Desert, California identified as Assessors Parcel Numbers 694-130-017, -018, -019 and -020.

The units will be restricted to families whose incomes do not exceed 50% of the area median income for the County of Riverside. In addition to the Project Based Vouchers other Proposed Project financing sources include \$7,235,000 in the form of a loan from the city of Palm Desert, approximately \$54,500,000 in Citibank Tax-Exempt loan, \$17,750,000 in Citibank taxable loan, Seller Carry back loan in the amount of \$3,866,666, Deferred costs in the amount of \$726,000, Deferred Developer Fee in the amount of \$10,761,823 and approximately \$11,177,076 in Tax Credit Equity. The total cost of development, during the permanent financing period is approximately \$106,016,565.

AUG 29 2023 3.33

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

KEVIN JEFFRIES

Chair, Riverside County Board of Supervisors

X 

Date signed

8/29/23

Address of Certifying Officer

C/O Riverside County Housing and Workforce Solutions, 3403 Tenth Street, Suite #300, Riverside, CA 92501

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

ATTEST:
KIMBERLY A. RECTOR, Clerk

By 
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY:  AMRIT P. DHILLON
8/15/2023 DATE

form HUD-7015.15 (1/99)

AUG 29 2023 3.33



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: Crossings-at-Palm-Desert

HEROS Number: 900000010324014

Project Location: Dick Kelly Drive, Palm Desert, CA

Additional Location Information:

Location: The project site is located in Census Tract 06065044922. The subject property consists of 4 contiguous parcels identified by APNs 694-130-017, -018, -019 and -020, that is located at the northwest corner of Dick Kelly Drive and Gateway Avenue in the City of Palm Desert, Riverside County, California. The project site is bound to the north by Dick Kelly Drive, on the west by Gateway Avenue; on the east by Cortesia Way, and on the south by unimproved desert.

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

A0358 Monterey, L.P. (Developer) is proposing the development of an affordable family housing complex including a community center and the provision of supportive services to children, teens and adults focusing on development and improvement of life skills related to education, employment development and financial security. The project will have 176 affordable housing units in nine residential buildings, five of which are two-story 16-plex buildings and four are three-story 24-plex buildings, and one (1) community center. Size of Parcel and Buildings: A total 176 dwelling units will be developed on the 11.80 acre site, resulting in density of 14.9 dwelling units per acre. of The unit mix and square footage are shown in the table below. The project will have 352 parking spaces, including 12 ADA spaces. 176 carport spaces will include solar PV panels to provide each tenant 2 Kw of solar as well as one covered parking space. A centralized community center will feature a lounge, management office, a computer room, a central laundry room, and a patio overlooking a play area with a tot lot, and a swimming pool. Two freestanding laundry rooms will be located on the west and east edge of the project area. The east laundry room will also overlook a dog park area and have a desert garden amenity next to it. Each residential building has a small lawn area and open space for use by tenants to increase the livability of the project. Beneficiaries will include persons and families of extremely. very low-income and low income status. Rent levels range between 30% AMI to 60% AMI with the average affordability at 49% AMI. Funding Sources and Total Cost: Developer has secured a commitment of 87 Project Based Vouchers from the Housing Authority of the County of Riverside. This allows this project to compete in the Extremely- Low to Very-Low set aside at the state level, thereby significantly increasing the probability of a low income housing tax credit and tax-exempt bond award. The total cost of the proposed project is estimated to be \$102,552,337

Funding Information

Grant Number	HUD Program	Program Name
PBV4-22-003	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded Amount: \$46,895,040.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$102,552,337.00

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
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Project Mitigation Plan

Determination:

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

Preparer Signature: Nicole Sanchez Date: 8-8-2023

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

Certifying Officer Signature: [Signature] Date: 8/29/23

Name/ Title: KEVIN JEFFRIES CHAIR, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 8/15/2023
AMRIT P. DHILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk
By [Signature]
DEPUTY

PUBLIC NOTICE

August 15, 2023

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

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

REQUEST FOR RELEASE OF FUNDS

On or about August 29, 2023, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME: Crossings at Palm Desert Project

PURPOSE: The project activity includes the use of 87 PBVs to serve as a rental subsidy for Crossings at Palm Desert by A0358 Monterey, LP a California Limited Partnership(Crossings). Crossings will consist of the new construction of a 176-unit apartment complex that will provide affordable housing. The proposed project will consist of 44 one-bedroom units, 80 two-bedroom units and 52 three-bedroom units. The one-bedroom units are approximately 583 square feet, the two-bedroom units are approximately 944 square feet and the three-bedroom units are approximately 1,082 square feet. The apartment units will be rented to low-income individuals making at or below 50% of the area median income of the County of Riverside.

LOCATION: The existing property sits on approximately 11.8 acres of vacant located at the Southeast corner of Gateway Drive and Dick Kelly Drive, in the City of Palm Desert, California identified as Assessors Parcel Numbers 694-130-017, -018, -019 and -020.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Housing Authority of the County

of Riverside at 5555 Arlington Ave, Riverside, CA 92504. The EA may be downloaded at the following website address <https://www.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, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NiSanchez@rivco.org. All comments received at the address specified above **on or before August 29, 2023** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: 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.

NOTICIA PUBLICA

15 de Agosto de 2023

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberan satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envie comentarios debe especificar en sus comentarios que "aviso" tiene la direccion de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 29 de Agosto de 2023 o alrededor de esa fecha, el condado de Riverside presentara una solicitud a la Oficina de campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Proyecto de Crossings at Palm Desert

PROPOSITO: La actividad del proyecto incluye de 87 Viviendas Eleccion Programa de Vales (HCVP) Vales Basados en Proyectos (PBV) para ser utilizados por A08358 Monterey, LP , una asociación de el estado de California de responsabilidad limitado, para server como un subsidio de alquiler para el Proyecto de Crossings at Palm Desert(Crossings). Crossings consistira en la construccion de un complejo de apartamentos de 176 unidades que proporcionara viviendas de apoyo permanente. El Proyecto propuesto constarra de 44 unidades de un dormitorio, 80 unidades de dos dormitorios, y 52 de tres dormitorios. Las unidades de un dormitorio miden aproximadamente 583 pies cuadrados. Las unidades de apartamentos se alquilaran a personas de bajos ingresos que ganan menos de 50% de el ingreso medio del area de el condado de Riverside.

UBICACION: El sitio del proyecto tiene un tamaño aproximado de 11.8 acres. Crossings esta ubicado en la ciudad de Palm Desert del condado de Riverside, California. La propiedad esta ubicada a lo largo de Gateway Drive and Dick Kelly Drive. La parcela se identifica con el numero de parcela del tasador 694-130-017, -018, -019 and -020.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NiSanchez@rivco.org. Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 29 de agosto de 2023** seran considerados por el Condado de Riverside antes de presentar una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica a la Oficina de Campo de HUD en Los Angeles que el Presidente de la Junta de Supervisores consiente en aceptar la jurisdiccion de los tribunals federales si se entable una accion para hacer cumplir las responsabilidades se han cumplido satisfecho. La aprobacion de la certificacion por parte de HUD satisface sus responsabilidades segun la NEPA y las leyes y autoridades relacionadas y permite que el Condado de Riverside Housing y Workforce Solutions asignen Vales basaos en proyectos del programa de vales de eleccion de Vivienda en nombre del condado de Riverside.

OBJECIONES A LA LIBERACION DE FONDOS

HUD aceptara objeciones a su liberacion de fondos y la certificacion del Condado de Riverside por un period de quince dias despues de la fecha de presentacion anticipada o su recepcion real de la solicitud (lo que sea posterior) solo si se basan en una de las siguientes bases:

- a. la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
- b. el condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
- c. el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos por parte de HUD; o
- d. otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: (1) \ Planificacion y Desarrollo comunitarios en CPDLA@hud.gov. Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objecion.

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

Project Information

Project Name: Crossings-at-Palm-Desert

HEROS Number: 900000010324014

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

RE Preparer: Nicole Sanchez

State / Local Identifier:

Certifying Officer: Kevin Jeffries, Chair

Grant Recipient (if different than Responsible Entity): A0358 Monterey, LP

Point of Contact: Mark Irving

Consultant (if applicable): Bay Desert, Inc.

Point of Contact: Eugene Flannery

Project Location: Dick Kelly Drive, Palm Desert, CA

Additional Location Information:

Location: The project site is located in Census Tract 06065044922. The subject property consists of 4 contiguous parcels identified by APNs 694-130-017, -018, -019 and -020, that is located at the northwest corner of Dick Kelly Drive and Gateway Avenue in the City of Palm Desert, Riverside County, California. The project site is

bound to the north by Dick Kelly Drive, on the west by Gateway Avenue; on the east by Cortesia Way, and on the south by unimproved desert.

Direct Comments to:

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

A0358 Monterey, L.P. (Developer) is proposing the development of an affordable family housing complex including a community center and the provision of supportive services to children, teens and adults focusing on development and improvement of life skills related to education, employment development and financial security. The project will have 176 affordable housing units in nine residential buildings, five of which are two-story 16-plex buildings and four are three-story 24-plex buildings, and one (1) community center. Size of Parcel and Buildings: A total 176 dwelling units will be developed on the 11.80 acre site, resulting in density of 14.9 dwelling units per acre. of The unit mix and square footage are shown in the table below. The project will have 352 parking spaces, including 12 ADA spaces. 176 carport spaces will include solar PV panels to provide each tenant 2 Kw of solar as well as one covered parking space. A centralized community center will feature a lounge, management office, a computer room, a central laundry room, and a patio overlooking a play area with a tot lot, and a swimming pool. Two freestanding laundry rooms will be located on the west and east edge of the project area. The east laundry room will also overlook a dog park area and have a desert garden amenity next to it. Each residential building has a small lawn area and open space for use by tenants to increase the livability of the project. Beneficiaries will include persons and families of extremely. very low-income and low income status. Rent levels range between 30% AMI to 60% AMI with the average affordability at 49% AMI. Funding Sources and Total Cost: Developer has secured a commitment of 87 Project Based Vouchers from the Housing Authority of the County of Riverside. This allows this project to compete in the Extremely- Low to Very-Low set aside at the state level, thereby significantly increasing the probability of a low income housing tax credit and tax-exempt bond award. The total cost of the proposed project is estimated to be \$102,552,337

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

Housing conditions in Palm Desert reflect the characteristics of Riverside County for which aggregated data is available. Riverside County faces a shortage of affordable housing and needs 64,452 more affordable rental homes to meet current demand. The four most common housing problems in Riverside County include: 1) housing units that lack complete kitchen facilities; 2) housing units that lack complete plumbing facilities; 3) overcrowded households; and 4) cost burdened households. A household is said to have a housing problem if they have any one or more of these problems. Housing costs accounted for an average of 33.3 percent of total household income for renters in Riverside County; 84% of Extremely Low-Income households are paying more than half of their income on housing costs compared to just 7% of moderate-income households. Renters in Riverside County need to earn \$30.29 per hour - 2.5 times the State minimum wage to afford the median monthly asking rent of

\$1,575. For low income persons needing housing choice vouchers there are more than 97,000 households registered for the Riverside County Section 8 Waiting List with wait times averaging 7-10 years. Of these, 74.26% are extremely low income, 15.92 percent are very low income and 7.63 percent are low income. Twenty-one percent of Riverside County households have a severe housing cost burden. Severe housing cost burden is defined as the expenditure of more than 50 percent of total gross household income on housing costs. Housing costs for renters include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities. The State of California HCD and Southern California Association of Governments develop housing allocations for each Housing Element planning period. For the 2022-2029 planning period, Palm Desert's share of the Regional Housing Needs Allocation (RHNA) is 2,790 housing units, as segmented into five income categories as shown below. Regional Housing Needs Allocation by Income Category, 2022-2029 Extremely Low Income: 337 Very Low Income: 338 Low Income: 460 Moderate Income: 461 Above Moderate Income:1,194 Total Units Needed: 2,790 Beneficiaries will include persons and families of extremely. very low-income and low income status. Rent levels range between 30% AMI to 60% AMI with the average affordability at 49% AMI. Benefits and Impacts to Community: Development of the 176 units of affordable housing will increase the inventory of affordable housing units, lessen the strain on demand for such and aid the City of Palm Desert in reaching its allocation of housing units as set by Southern California Association of Governments.

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

The 11.8 acre site is currently undeveloped land. The project site is generally characterized by low topographic relief, sloping gently west to east. Groundcover at the project site is consistent with native soils and native vegetation. According to the City of Palm Desert Zoning Map the property is zoned "Planned Residential." Adjacent development to the north and east includes multifamily and undeveloped property; and to the south and west is undeveloped desert. The subject property has been historically undeveloped vacant desert since at least 1941 and remains undeveloped. Present bordering streets Dick Kelly Drive, Gateway Avenue, and Cortesia Way were constructed between 2005-2009. Development of residential and retail uses to the north began between 2002-2005. Development in the area to the north and northwest has been expanding since that time. The lots to the south and west remain undeveloped. Palm Desert is a city located in Riverside County California. Palm Desert had a 2020 population of 53,713 and is currently growing at a rate of 0.27% annually. The population has increased by 10.33% since the 2010 census. Palm Desert exhibits a range of levels of income, wealth, education, and age structure. Its economic strengths lie in tourism, retirement, specialized agriculture, retail, and associated services. Socioeconomic drawbacks include depressed areas of low education and low income and scarcity of skilled scientific, engineering workforce, and affordable

housing. The average household income in Palm Desert is \$94,797 with a poverty rate of 12.75%. The median rental cost is \$1,353 per month, and the median house value is \$361,200. The median age in Palm Desert is 54.5 years, 51 years for males, and 56.9 years for females. According to the most recent ACS, the racial composition of Palm Desert was: White: 78.38%, two or more races: 7.87%, other race: 5.32%, Asian: 4.50%, Black or African American: 3.10%, Native American: 0.68%, Native Hawaiian or Pacific Islander: 0.15%.

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

[IMG_0497.JPG](#)

[IMG_0495.JPG](#)

[IMG_0493.JPG](#)

[IMG_0490.JPG](#)

[IMG_0486.JPG](#)

[IMG_0485.JPG](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
PBV4-22-003	Public Housing	Housing Choice Voucher Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$46,895,040.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$102,552,337.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Palm Springs Airport is located approximately 6.6 miles northeast of the Project site and is not located within the airport influence area boundary. Furthermore, the noise compatibility contours provided in the Riverside County Airport Land Use Compatibility Plan (RCALUCP) show that the Project site is outside of the 70 dBA CNEL noise contour for the Palm Springs International Airport. Bermuda Dunes, a private airport, is eight miles from the project site. The nearest military airport is March Air Reserve Air Force Base is some 60 miles from the project site. The Project would not expose people residing or working in the Project area to excessive noise levels associated with airports. The site complies with the HUD Airport Hazards requirements Source Documentation: (12), (8), (13) (Appendix B)</p>
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>There are no Coastal Barrier Resource System (CBRS) Units, or CBRS buffer zones, as defined under the Coastal Barrier Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591) on the west coast of the United States. The project site is therefore not located within a CBRS Unit, or a CBRS buffer zone. Source Documentation: (14) .</p>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Site is not located within a 100-year floodplain (Zones A or V), or 500-year floodplain (Zone B) identified on a</p>

Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project area is designated Flood Hazard Area Zone X: Area of Minimal Flood Hazard. Flood insurance is not required. Source Documentation: (15) (Appendix C)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project is consistent with the AQMP and would not cause an adverse impact in relation to implementation of the AQMP and does not violate the standards of the Clean Air Act. Fugitive Dust: The Project must comply with SCAQMD Rules 403 and 403.1 which govern emissions of fugitive dust during construction and operation activities. Compliance is achieved through application of standard Best Management Practices. Sources: (8) (16) (17) (18) (19)
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The California Coastal Zone is defined as the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on maps extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. 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 as it located over 100 miles from the Pacific Coast. A Coastal Development Permit is not required. Source Documentation: (13)
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The ESA revealed no evidence of a recognized environmental condition in connection with the project site and no further investigation is warranted. Bay Desert, Inc. reviewed the California Department of Toxic Substance Control Toxic and Hazardous Materials Database

		<p>(EnviroStor) and the State of California Water Resources Control Board (GeoTracker) on July 19, 2022. A review of Envirostor revealed no active or closed sites within 2,000 feet of the project location. A search of Geotracker returned no sites within 2,000 feet of the project site. Source Documentation: (20) (21) (22) (Appendix E)</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>A literature review, records search and field survey were conducted by ELMT Consulting. Thirteen special-status plant species, 16 special-status wildlife species, and two special-status plant community were identified as having potential to occur within the Cathedral City quadrangle in which the project site is located. The Project site supports one plant community: creosote bush scrub; and one land cover type that would be classified as disturbed. No special-status plants were observed during the field investigation. No fish, amphibians, or hydrogeomorphic features that would provide suitable habitat for fish or amphibians were observed on or within the vicinity of the Project site. The Project site provides suitable foraging, cover, denning and nesting habitat for a variety of species adapted to routine human disturbance and desert environments. Reptilian species observed during the field investigation were desert iguana and western long-tailed brush lizard. Bird species detected included mourning dove, common raven, rock pigeon, house finch, and verdin. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting</p>

		<p>habitat for year-round and seasonal avian species, as well as migrating songbirds that could occur in the area. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. The Project site is not located within a federally designated Critical Habitat. The nearest designated Critical Habitat to the site is located approximately 0.73 miles to the northeast for Coachella Valley fringe-toed lizard. Loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for implementation of the proposed project. Loggerhead shrike and prairie falcon are state or federally listed as threatened or endangered. In order to ensure impacts to these avian species do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of the preconstruction nesting bird clearance survey, impacts to special-status avian species will be less than significant. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) which prohibits the take, possession, or destruction of birds, their nests, or eggs. If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. See mitigation measure below.</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>The Project does not involve the use or storage of explosive or flammable materials or operations. No evidence of above ground storage tanks was</p>

		<p>observed on the Site during the Phase I ESA reconnaissance visit. A review of the Aboveground Storage Tank (AST) list, as provided by EDR, has revealed that there are 3 AST sites within approximately 1 mile of the Site. AST Site Distance from the Crossings (feet) Tank Volume (gallons) Estimated ASD PPU using maximum capacity of 25,000 gallons Estimated ASD BPU using maximum capacity of 25,000 gallons Lowes 1901 Unknown 1057 223 County of Riverside Fleet Services 2287 Unknown 1057 223 Palm Desert Sheriff Station 2396 Unknown 1057 223 Using the maximum capacity assumption of 25,000 gallons all three tanks are of a sufficient distance from the Site and meet the Acceptable separation Distance (ASD) standard for HUD funded projects for ASD for Thermal Radiation for People (ASDPPU) and ASD for Thermal Radiation for Buildings (ASDBPU). It is unlikely that any of the tanks meet the capacity of 25,000 gallons. None of the regulatory databases or other regulatory agency records searched during the Phase I ESA contained records pertaining to ASTs and, persons interviewed at the site were not aware of the presence of any other tanks. Source Documentation: (27) (20) (28)</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.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The Site is not located within a 100-year floodplain (Zones A or V), or 500-year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project area is designated Flood Hazard Area Zone X: Area of Minimal Flood Hazard. The</p>

		Project would not involve either direct or indirect support of development in a floodplain. Source Documentation: (15) (Appendix C)
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Pursuant to CEQA Guidelines section 15064.5(e)(l), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt, and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant. Source Documentation: (1) (Appendix F)</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Construction Noise and Vibration Project construction noise would occur due to the use of equipment that includes trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in in stages such as site preparation, grading, building construction, paving, and architectural coating. Construction noise will have a temporary or periodic increase in the ambient noise level</p>

		<p>above the existing level within the Project vicinity. Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the City's Municipal Code s.15.04.030(A)(10)). Construction is anticipated to occur during the permissible hours of 7 AM to 7 PM in accordance with the City's Municipal Code. Furthermore, noise reduction measures are provided to further reduce construction noise. The impact is considered less than significant. The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Typical Project construction equipment would generate vibration levels of 0.003 PPV (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, manmade ground-borne vibrations attenuate rapidly with distance from the source. At a distance of 250 feet, a large bulldozer would yield a worst-case 0.007 peak particle velocity (PPV) (in/sec) which is below the threshold of perception and any risk of damage. Therefore, the Project would not result in or cause exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise. Impacts would be less than significant. Project Generated Noise Traffic generated by the operation of the Project will influence traffic noise levels in surrounding offsite areas. The Project is</p>
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		<p>anticipated to generate approximately 1,633 average daily trips. Typically, a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. The maximum change in noise level generated from the Project is 2.1 dBA. Therefore, noise impacts to off-site receptors due to Project-generated trips would be less than significant On-Site Traffic Noise Traffic noise from the local roadway network was evaluated and compared to the City's noise compatibility matrix. Per the City's Noise Compatibility Matrix (Figure 7.1 from the City's General Plan, Noise Element), multi-family residential is normally acceptable up to 65 dBA CNEL. The FHWA model projected to the year 2040 shows that the freeway is the source of noise to the site. At 2,000 feet away, the CNEL level on each floor is 67 dBA, which is within the conditionally acceptable range. At 2,500 feet away, the pool area will be 66 dBA CNEL. Insertion loss from on and off-site will reduce the pool area outdoor level to below 65 dBA CNEL, which is within the normally acceptable range. Therefore, on-site traffic noise would have a less-than-significant impact. Interior noise levels and HUD Noise Standards are discussed below in " Hazards and Nuisances including Site Safety and Noise." In order to ensure interior levels of 45 dBA CNEL, all residential windows and glass doors facing the freeway (north and east-facing glass on buildings 1-6) must have sound transmission class (STC) ratings of 27 or more to achieve a 22 dB reduction. Source Documentation: (8) (31) (33) (34) (Appendix D).</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project activities will not affect a sole source aquifer, as there are no aquifers near the site. The nearest</p>

<p>amended, particularly section 1424(e); 40 CFR Part 149</p>		<p>aquifers are the Campo/Cottonwood Creek Aquifer in San Diego County and the Fresno County Aquifer. Fresno County Aquifer is approximately 270 miles northwest of the site and Campos Aquifer is 57 miles southwest of the project site. There is no potential to effect. Source Documentation: (35) (36)</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Site does not appear on the National Wetlands Inventory database. The Site does not contain any on-site wetlands or jurisdictional waters. No further consultations are required. Source Documentation: (8) (20) (24) (25) (Appendix B)</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No wild and scenic rivers are located near the site. The nearest wild and scenic river is Palm Canyon Creek which lies approximately 10 miles to the south. The project will have no impact to wild and scenic rivers. Source Documentation: (37) (13)</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>The project would provide 176 affordable housing units, thus providing benefits to a, by definition, environmental justice population. By providing new affordable housing, the project would provide housing to low income persons and families in the area. The project will not cause adverse impacts that would create permanent adverse effects in the project area. This Environmental Justice analysis further considers project impacts and their potential to disproportionately affect the project's introduced environmental justice population. The proposed project is not located in a low-income and/or minority community. The project site is in a non-attainment zone for Ozone and Particulate Matter 10. The project site and surrounding area are not impacted by contaminated soils or</p>

		<p>waters. Summary of Project Impacts From the consideration of regulatory factors in this EA, a number of environmental topics were identified to generate potential effects requiring mitigation. However, impacts would be shared by neighboring non-environmental justice populations, thus the following impacts along with their mitigations, summarized below, do not represent impacts with the potential to disproportionately affect an environmental justice population. Overall, the project is not anticipated to result in adverse impacts that would create permanent adverse effects in the project area to existing populations, or to an introduced environmental justice population. Construction of housing for affordable family units would provide result in a beneficial impact by providing housing for low-income populations. Source Document(s): (38) (Appendix G)</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Conformance: The Project site is designated as Town Center Neighborhood per the City's General Plan and zoned Planned Residential per the City's Zoning Map. The Project is consistent with these designations. The Project complies with all applicable policies contained in the General Plan as well as all applicable development regulations and	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>standards in the Zoning Ordinance. Implementation of the Project does not conflict with the City's General Plan or Zoning Ordinance and would not result in a significant adverse environmental effect due to a conflict with any land use plan, policy, or regulation. Compatibility: The Project site is located in a semi-urbanized area. The Project site is undeveloped vacant land with sparse desert flora. The surrounding land to the east, west, and south is vacant land and to the north are residential homes. Implementation of the Project would result in the visual conversion of the site from vacant, undeveloped land to 176 homes. The Project would be compatible with the size, scale, and aesthetic features of existing homes located to the north. The Project would be required to comply with the applicable development standards and design guidelines in the City of Palm Desert Zoning Code, which regulates the visual quality of new development and ensures that new development does not detract from any scenic attributes or qualities in the surrounding area. Scale and Design: The City's Architectural Review Committee reviewed and approved the Project with conditions on April 12, 2022. The project is located at a transition area between the commercial and industrial uses to the north (east and west). The project design provides a transition between the areas that creates a stepdown in intensity between residential and commercial areas and therefore does not impair the desirability of investment. The proposed project is compatible with the development pattern within the surrounding area. Land Use Policy No. 3.21 (Infill Neighborhoods), in existing developed areas, the City encourages development that repairs connectivity, adds destinations, and encourages complete neighborhoods. The proposed project supports the expansion of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>housing by providing high-quality design of residential development that is within a vacant property fronting Dick Kelly Drive. The project is designed with internal pedestrian access and provides common area recreational amenities available to all residents. The proposed project includes private streets, pathways, and open spaces intended to allow residents to enjoy the project's amenities and to connect pedestrians to the existing neighborhoods, thereby creating a pedestrian, family-oriented atmosphere. Source Documentation: (8) (16) (31) (34) (39) (40) (Appendix G)</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	<p>Salem Engineering, Inc, conducted a Geotechnical Engineering Investigation (Report) for the site in January 2008. The site was found to be suitable for the proposed construction provided that the recommendations and mitigation measures identified in the Report are incorporated in the design and construction of the project. The Report was updated in November 2021. Site conditions in November 2021 were found to remain the same as those in January 2008. Based on Salem's review of the 2008 report and the 2021 site visit the conclusions and recommendations of the 2008 report remain valid for the proposed development except that the seismic design parameters and subsequent seismic densification analysis needed to be updated. The 2008 report presented seismic design criteria based on the 2007 California Building Code (CBC). Seismic design criteria have now been incorporated into the 2019 CBC and are applicable as of January 1, 2020. According to the City's General Plan and Riverside's Map My County, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault zone to the Project site is the San Andreas Fault, which is located approximately 3.6 miles northeast of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the Project site. Seismic Hazards are discussed below in "Hazards and Nuisances including Site Safety and Noise." Soil Suitability: The site consists of soils solely containing Myoma sand. Due to the low clay content in underlying soils near surface soils are non-expansive in nature and the potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Erosion: The Project has prepared a Stormwater Pollution Prevention Plan (SWPPP) that is to be submitted to and approved by the City prior to construction. The approval of the SWPPP would ensure that onsite soil erosion would be kept to a minimum during development of the Project. Slope: The site is gently sloping to the northeast with elevations ranging from 261 to 219 feet above mean sea level based on Google Earth imagery. Stormwater Runoff: The site is not subject to offsite storm flows and there is no existing onsite retention of storm flow. The site area drains from southwest to the northeast under the existing and proposed conditions. The project will provide an on-site storm drain system designed to capture the runoff generated from a 100 year- 24hr design storm based on existing undeveloped conditions per City of Palm Desert drainage ordinance requirements. The proposed impervious area is 279,333 s.f. Improvements will include paved access around the interior of the site, ten residential buildings with 176 units, paved parking, storm drain, water, and sewer improvements. The property development has contributed to a drainage assessment district that allows the increase in runoff generated due to development to drain onto Dick Kelly Drive and into the existing adjacent underground public storm drain system. Storm flow that exceeds the required retention volume will overflow the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>infiltration storage system and follow traditional drainage patterns via sheet flow northeasterly onto Dick Kelly Drive, where it will flow east past Dinah Shore Drive, and into an existing City of Palm Desert retention basin system. Should runoff overflow the public storm drain storage system, its natural path of travel would be along the southern edge of interstate 10, until it reaches the Whitewater River Channel. The water will continue to flow southeast down the channel until it reaches the Salton Sea. Source Documentation: (8) (16) (30) (31) (41) (42) (43) (44) (45) (46) (Appendix G)</p>	
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	<p>SITE SAFETY The Project will not create a risk of explosion, release of hazardous substances or other dangers to public health. NOISE HUD noise regulations (24CFR Part 51B) establish exterior noise standards for new housing construction: Acceptable - 65 dBA DNL or less; Normally Unacceptable - exceeding 65 dBA DNL but not exceeding 75 dBA DNL; Unacceptable - exceeding 75 dBA DNL. The standards also apply "...at other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site." A goal of 45 dBA DNL is set forth for interior noise levels. Bay Desert, Inc. calculated the Day/Night Noise Level (DNL) using the HUD Electronic Assessment Tool (Calculator). The Calculator returned an exterior noise level of 67 dBA DNL - Normally Unacceptable. Project development of new construction in Normally Unacceptable Noise Zones (Above 65 dB but not exceeding 75 dB) requires an Environmental assessment and attenuation measures are required for new construction. MD Acoustics conducted a Noise Impact Study (Noise Study) for the project in November 2021. MD Acoustics calculated on-site levels for the year 2040 to be 67 dBA CNEL which is consistent with the HUD DNL result. The pool area will be below 65 dBA</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>CNEL. In order to ensure interior levels are 45 dBA CNEL, glass facing the I-10 freeway must be STC 27 or above. SEISMIC HAZARDS According to the City's General Plan and Riverside's Map My County, the Project site not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault zone to the Project site is the San Andreas Fault, which is located approximately 3.6 miles northeast of the Project site. Impacts associated with the rupture of a known fault would be minimized due to compliance with existing building regulations. Design and construction of the new homes would comply with all seismic safety development requirements, including the Title 24 standards of the current California Building Code. Shaking: The Project site is considered likely to be subject to moderate to strong ground motion from earthquakes in the region. These ground motions are dependent primarily on the earthquake magnitude and distance to the rupture zone. Liquefaction: According to Riverside Map My County, the majority of Palm Desert, including the Project site, is located in a moderate susceptibility zone for liquefaction. The 2008 and 2021 geotechnical reports prepared by Salem Engineering Group, Inc. stated that the groundwater is expected to be a depth of greater than 50 feet; therefore, based on the absence of shallow groundwater, the potential for liquefaction on the Project site is considered low. Landslides: The Project is located on an area of the City that is relatively flat and not located immediately adjacent to any sloped hillsides. In addition, according to the Figure 8.2, Land Susceptibility, of the City's General Plan, the Project site is not located within an area that is considered to be of high susceptibility for landslides, moderate susceptibility landslides, or in hillside and mountainous</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		areas. Therefore, the development of the Project would result in no impact relating to landslide hazards. Source Documentation: (16) (43) (47) (48) (49) (50) (51) (Appendix H)	
SOCIOECONOMIC			
Employment and Income Patterns	2	In 2017, total jobs in the City of Palm Desert numbered 43,778, an increase of 11.9 percent from 2007. The majority of these were in the tourism and hospitality sectors. Between 2007 and 2017, construction jobs in the city decreased by 45 percent and the number of retail trade jobs increased by 1.5 percent. Construction on the project site would provide temporary full-time construction jobs and few permanent jobs. However, the construction of 176 units of housing with an estimated population of 503 persons will increase demand for retail services in the area and favorably impact commercial establishments. Additionally, a small increase in the demand for property maintenance jobs will be created. Overall, no impact is anticipated from the project on employment and income within the project area. Source Documentation: (3) (31)	
Demographic Character Changes / Displacement	2	In 2018 the population of the City of Palm Desert was estimated to be 52,769. The median age was 52.4 years old. Between 2000 and 2018, the 65+ age group experienced the largest increase in share, growing from 27.6 to 33 percent. The 65+ age group added the most population, with an increase of 5,694 people. In 2018 Hispanics constituted 25.8% of the population, Non-Hispanic White accounted for 65.2%, Non-Hispanic Asian 4.6%, Non-Hispanic Black 1.6% and Non-Hispanic American Indian or Alaska Native comprised 0.1%. Between 2000 and 2018, the share of Hispanic population in the city increased from 17.1 percent to 25.8 percent. Between 2000 and 2018, the total number of households in the City of Palm Desert increased by 4,992 units, or 26 percent. In	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>2018, the city's average household size was 2.2 persons, lower than the county average of 3.3. In 2018, 89.3 percent of all city households had 3 people or fewer. 37 percent of the households were single-person households. 5 percent of all households had 5 people or more. In 2018, 44 percent of households earned less than \$50,000 annually, 27 percent of households earned \$100,000 or more. Median Household Income was \$56,262. Housing costs accounted for an average of 33.3 percent of total household income for renters. Multifamily units (five or more units) in Palm Desert accounted for 14.3 percent of all housing units. The project site is located in Census Tract 6065044922. The population of the tract according to census data is 5,812. 47 percent of the census tract residents spend more than 30 percent of their income on housing costs. 60 percent of the tract's residents are employed. The proposed project is not expected to significantly alter the racial, ethnic, or income characteristics of the area's housing. However, the addition of 176 affordable housing units will increase the inventory of affordable housing and assist those residents of the complex with their housing cost burden. The proposed project will not result in the placement of physical barriers or hinder access which would isolate a particular neighborhood or population group. On the contrary, infrastructure improvements to the immediate area as a result of development and those mandated by the General Plan will facilitate access to local services, facilities, and institutions. The proposed project at this site does not create a concentration of low income or disadvantaged people, in violation of HUD site and neighborhood standards and HUD Environmental Justice policies.</p> <p>Displacement The Uniform Relocation Act</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		(URA) establishes minimum standards for federally-funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects. Section 205 of the URA requires that programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion." No displacement of individuals, families, businesses, or farm operations will occur from project development. Source Documentation: (1) (3) (31) (40) (52) (53)	
Environmental Justice EA Factor	2	The project will provide low-income, affordable housing. The project will provide a safe, clean, and sanitary housing for residents in a location convenient to public transportation and other amenities.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Educational Facilities Public education services and facilities are provided to Palm Desert by the De-sert Sands Unified School District (DSUSD) and Palm Springs Unified School District. The DSUSD operates four elementary schools, one middle school, and one high school in the City and SOI. Public schools are supplemented by four-teen private schools that provide early education to children of residents. The Palm Springs Unified School District owns a future K-8	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>school site within Palm Desert City limits. In addition, Palm Desert is home to four colleges and universities that provide a variety of vocational and advanced education opportunities. The addition of the future 176 housing units would not significantly increase the number of students within nearby schools. According to the California State Allocation Board Office of Public School Construction the statewide student yield factor is 0.7 students per dwelling unit for unified school districts. Development of the proposed project would at most incrementally increase the number of students in the project area. Based on a student generation rate of 0.7 K-12 students per unit, the proposed project could increase the student population in the project area by 123 new students. The nearest high school is Palm Desert High School at 74910 Aztec Road and is 3 miles distant from the project site. The nearest Middle School is Palm Desert Middle School at 74200 Rutledge Way about 2 miles distant. The nearest elementary school is James Earl Carter Elementary School at 74251 East Hovley Lane 1.3 miles distant. The Transportation Department of the Unified School District provides bus transportation to approximately 5,000 students who reside beyond the reasonable limits from their school of attendance. The district has set reasonable limits as 0.75 miles for Kindergarten through 2nd grade 1.5 miles for grades 3 through 5 and 3 miles for students in grades 6 to 8. The project would mitigate its impact on local schools through compliance with state law (Government Code Section 65996), including payment of school impact fees. Furthermore, construction of a new elementary school will occur on the adjacent southern parcel and increase capacity of the school district. It will include a public park. Project impact is not</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		adverse. Colleges and Universities in the area include College of the Desert, UMass Global, California State University, San Bernardino (CSUSB) and University of California Riverside (UCR). Libraries and Cultural Facilities The Riverside County Library System maintains a branch in Palm Desert at 73-300 Fred Waring Drive five miles from the project site and which is accessible via Bus Route 4. Other cultural Facilities in the area include the YMCA, Boys and Girls Club, McCallum Theatre Institute, The Living Desert, Palm Springs Art Museum, private dance and music schools, historical society, Regional Access Project, Joslyn Center, CVEP, College of the Desert and the Eisenhower Medical Center for community health education. Source Documentation: (8) (13) (31) (54) (55) (56) (57) (58)	
Commercial Facilities (Access and Proximity)	1	The area surrounding the Site is a mix of residences, commercial sites, and va-cant land. Property and neighborhood conditions indicate stable economic activity. There are sufficient commercial and retail establishments to serve the project residents. Twelve grocery stores are within a five mile radius. Addition-ally, there are a number of retail outlets within the same radius, including Sam's Club, Walmart's and Dollar Store as well as several pharmacies. Com-mercial establishments within the area will benefit from the business brought to them by project residents. Source Documentation: (13) (59)	
Health Care / Social Services (Access and Capacity)	2	Health Care Local health facilities include the following: Barbara Sinatra Children's Center (3.5 miles), Desert Regional Medical Center (12 miles distant), Eisenhower Medical Center (3 miles), Desert Oasis Health Care (9 miles), John F. Kennedy Hospital, Stat Urgent Care (3 miles), Palm Desert VA Clinic (4 miles). Riverside County Department of Public Health provides a variety of programs and services designed to protect the health	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>and well-being of residents: including community outreach/engagement, health education and certain clinical services initiatives. The department addressees essential health issues that affect the community by providing programs that include, but are not limited to, Childhood Lead Poisoning Prevention Program, Disease Control, Emergency Medical Services Agency, Emergency Preparedness and Response, Epidemiology & Program Evaluation, Family Planning Services, Family Health Care Centers, HIV/STD Program, Immunization Program, Maternal, Child & Adolescent Health, Nutrition Services, Oral Health, Public Health Laboratory Services, Safe Routes to School, Tobacco Control Project ,Tuberculosis Control. There are no adverse impacts to healthcare facilities or delivery systems anticipated as a result of the proposed project as there are adequate medical facilities to accommodate the residents. Riverside County Department of Public Social Services Among the services the agency provides are Financial Assistance, Food Assistance, and referrals for Medical Assistance. The Agency provides services for children and families, the elderly, disabled adults, veterans. Services include food assistance, medical and health, employment, training, housing services, and financial assistance. Supportive services provided include childcare, transportation, mental health, alcohol and drug addiction treatment and Social Security Insurance advocacy. The project does not represent a significant change to the demographics of the area or on area social services as it serves the existing population. Implementation of the project will not adversely affect social services. Source Documentation: (13) (60) (61) (62) (63)</p>	
Solid Waste Disposal and Recycling	2	Solid Waste Solid waste disposal service for the City will be provided by Burrtec, which is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Feasibility and Capacity)		<p>required to meet all local, regional, state, and federal standards for solid waste disposal. Implementation of the Project would generate solid waste at a rate of 12.23 pounds per dwelling unit per year. As the Project includes the development of 176 dwelling units, the Project would generate approximately 1.1 tons of solid waste per year. Solid waste generated at the Project site would be transported to the Edom Hill Transfer Station in northern Cathedral City and disposed at Lamb Canyon Landfill in the City of Beaumont, which has a remaining capacity of 19.2 million cubic yards (2015). Due to the small scale of the Project, the Lamb Canyon Landfill has more than enough capacity to serve the proposed Project. Furthermore, Burrtec is required to meet all local, regional, state, and federal standards for solid waste disposal. Impacts would be less than significant. Source Documentation: (8) (31) (64)</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>Wastewater/Sanitary Sewer System Coachella Valley Water District (CVWD) provides wastewater and sewage collection and treatment services in the City). Wastewater is conveyed through sewer trunk lines generally ranging in size from four to 24 inches, relying primarily on gravity flow. Effluent from the City is conveyed to CVWD's Cook Street treatment plant (WRP 10), which treats an average of 10 million gallons per day (mgd) and had a capacity of 18 mgd in 2014. Implementation of the Project would generate wastewater at a rate of 230 gallons per day per dwelling unit. As the Project includes the development of 176 dwelling units, the Project would generate approximately 40,480 gallons per day of wastewater. As WRP 10 has a treatment capacity of 18 million gallons of wastewater per day, implementation of the Project would result in an approximately 0.2 percent of the total capacity of wastewater treated</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>at the plant. This increase is considered minimal as the plant currently treats approximately 6 million gallons of wastewater per day and would not result in an adverse impact. The Project would connect to an existing sewer line located on Cortesia Way, and wastewater would be transported to WRP 10. Palm Desert Wastewater Treatment Plant implements all applicable requirement of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. Therefore, the Project would not have an adverse impact. The proposed development's utilities would connect to the City's existing utilities (e.g., sewer system) would not require septic tanks or alternative wastewater disposal systems. The project would not impact site's soils by the use of septic tanks or alternative wastewater disposal systems. Source Documentation: (8) (31) (65)</p>	
Water Supply (Feasibility and Capacity)	2	<p>The Coachella Valley Water District (CVWD) provides water to the City of Palm Desert. Water demand in Palm Desert and the surrounding communities is supplied by several sources: groundwater, surface water from local streams, imported water either from the State Water Project or from the Colorado River via the Coachella Canal, and recycled water. All drinking or domestic water comes from groundwater while water for irrigation comes primarily from recycled wastewater and the Colorado River. The Project is going to remain consistent with the designated land use and CVWD based its water demand calculations for its UWMP on the City's anticipated land use plan. Additionally, the Project will be required to implement all water conservation measures imposed by CVWD under normal as well as drought conditions over the life of the Project. These include requirements of Executive Order B-29-15, mandating</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>reductions in water use by 36% in the Coachella Valley. CVWD has, in response to the Executive Order, adopted restrictions on water use that include limiting days on which landscaping can be irrigated; a prohibition on the use of fountains or water features; a prohibition on irrigation by any means other than drip or micro-spray systems; and a requirement that hotels offer their guests the option of not having towels and linens laundered daily. Should additional restrictions or regulations be implemented, the Project would be required to comply with them also. No new wells or additional water infrastructure or entitlements will be required. Based on the foregoing, CVWD would be able to fulfill the Project's demand during normal and dry years. Impacts would not be adverse. Source Documents: (8), (46) (1)</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>Police The Palm Desert Police Department (PDPD) serves under contract by the Riverside County Sheriff's Department, providing police protection and crime prevention services to residents of Palm Desert. While project development would incrementally increase the demand for public services, development in compliance with General Plan and applicable regulations related to reducing impacts on police service would serve to avoid adverse impacts. The PDPD serves under contract by the Riverside County Sheriff's Department. The Palm Springs Police Department is located at 73-705 Gerald Ford Drive, which is located 0.5-mile southeast from the Project site. Based on the Project site's proximity to the existing police station, the Project would be adequately served by police protection services, and no new or expanded unplanned facilities would be required. The PDPD will review and approve Project plans to ensure all applicable police standards and regulations are met.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Therefore, impacts associated with police protection services would not be adverse. Fire Protection Services Fire protection, emergency medical services, and natural disaster prepared-ness services in Palm Desert are provided by the Riverside County Fire De-partment (RCFD). The Palm Desert Office of the Fire Marshal provides services aimed at reducing the risk of fire and public injury. The nearest RCFD Fire Sta-tion (No. 69) is located at 71751 Gerald Ford Drive, approximately 1.6 miles southwest from the Project site. Based on the Project site's proximity to the existing fire station, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. Ad-ditionally, the Project would feature fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. The RCFD will review and approve Project plans to ensure all applicable fire standards and regulations are met. Therefore, impacts associated with fire protection services are not adverse. Implementation of the proposed project would intensify the use of the site and generate additional residents in the area, which would incrementally in-crease the demand for fire and police protection services compared to existing conditions. The Site, however, is currently served by both the PDPD and RCFD and the amount of proposed development represents a small fraction of the total growth identified in the General Plan. The project, by itself, would not preclude the PDPD and RCFD from meeting their service goals and would not require the construction of new or expanded fire or police facilities. Source Documentation: (8) (31) (66) (67)</p>	
Parks, Open Space and Recreation	2	Included in the recreation services of Palm Desert are playgrounds, extensive sports	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Capacity)		<p>facilities, a trail system, the new aquatic center, dog parks, an amphitheater, public art, community gardens, a rose garden, and Desert Willow Golf Resort. There are a number of state and federal parks, and wildlife preserves in the Coachella Valley. Within a reasonable distance are Mount San Jacinto State Park, Humber Park, Idyllwild County Park, Palm Springs Joshua Tree KOA, Ruth Hardy Park, and Big Morengo Canyon Preserve. Additionally, the adjacent parcel to the south which is owned by the Palm Desert School District is slated to be developed as a park as well as the future site of an elementary school. The project would house approximately 503 residents and incremental im-pacts to parks and recreational facilities from the proposed project could result from increased demand and use of the facilities. The City of Palm Desert re-quires new developments to dedicate land for recreational purposes or pay in-lieu fees. Therefore, this fee will assure that the impacts to City parks would not be adverse. There are sufficient recreational facilities within a reasonable distance to accommodate the residents' needs. Source Documentation: (8) (13) (31) (68)</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>The transportation system in Palm Desert includes diverse elements including roadway systems, bicycle systems, and golf cart facilities, as well as a public transit system providing both local and regional bus service. Regional connectivity to the City of Palm Desert is by Interstate 10, Highway 111, and California State Route 74. Within Palm Desert, major roadways include Highway 111, Fred Waring Drive, Country Club Drive, Frank Sinatra Drive, Gerald Ford Drive, Dinah Shore Drive, Monterey Avenue, Portola Avenue, Cook Street, and Washington Street. The existing roadway network is supplemented by fixed route bus lines,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>which are provided by Sunline Transit currently. Sunline also provides paratransit service to supplement this fixed route service. Current service headways range from 20 minutes to 60 minutes during the weekdays. Less frequent service is provided on nights and weekends. Bus service to the Project site is by Route 4 with hourly service between 6 am and 8 pm. Bus stops for Route 4 are currently located approximately 0.9 mi away from the project site. The City has a robust network of bicycle and golf cart trails, which are configured either as exclusive off-street facilities or through on-street designated lanes. Class II bike lanes are provided in both directions along Dick Kelly Drive, Gateway Drive, and Cortesia Way. Permitted drivers are allowed to use golf carts for travel to schools, parks, businesses, shopping centers, and government offices. The City of Palm Desert's Golf Cart Transportation Program is intended to develop a convenient transportation system that is safe and environmentally sensitive, generating zero auto emissions. Integrated Engineering Group (IEG) conducted a Transportation Analysis (TA) for the proposed project in December 2021. The purpose of the TA was to identify and document potential traffic deficiencies related to the proposed project. The project trip generation was calculated using the ITE Trip Generation Manual (10th Edition). It is estimated that the project will generate 1,633 total daily trips, 105 AM peak hour trips and 128 PM peak hour trips. For LOS analysis, IEG concluded that under both existing conditions (2021) and project completion conditions all study area intersections operate at acceptable level of service (LOS) and no improvements are necessary. For Vehicle Miles Travelled analysis, IEG used the County of Riverside Guidelines. The project met the criteria for a</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>small project and is presumed to have a less than significant impact per VMT. The project provides for 352 parking spaces, which are spread throughout the internal circular access. Half of the parking spaces will consist of carports, while the remaining half will be uncovered. The project is designed with internal pedestrian access. The proposed project includes private streets, pathways, and open spaces intended to allow residents to enjoy the project's amenities and to connect pedestrians to the existing neighborhoods, thereby creating a pedestrian, family oriented atmosphere. Pedestrian movement is facilitated by both offsite and onsite improvements including public sidewalks. The proposed project includes hard surface pedestrian pathways and connections from the public right of way to ensure walkability throughout. The pedestrian connections begin in the public sidewalks and continue with pedestrian networks as the buildings feature first-floor walk-up accessibility. Access to the upper floor units will be provided by multiple staircases within an enclosed area of the building. The project is fully accessible to emergency vehicles, the elderly, and persons with disabilities. Source Documentation: (1) (8) (16) (40) (69)</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>?The project site is in an area of the City that has undergone a conversion from natural habitats to residential, recreational, and commercial developments. The site is bounded to the north by Dick Kelly Drive with residential development and graded pads beyond; to the west by Gateway Drive with undeveloped land beyond; to the east by Cortesia Way with residential development beyond; and to the south by undeveloped land. Undeveloped land in the immediate vicinity supports conditions similar to those on the project site. Onsite</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>topography is generally flat in the center with downward slopes towards the eastern, northern, and western boundaries. The site itself is undeveloped, vacant land that is relatively undisturbed with minimal vegetation covering. The Whitewater River subbasin, the largest groundwater repository for the Coachella Valley, underlies the City of Palm Desert and a substantial portion of the valley floor. It is the primary groundwater repository serving the Palm desert planning area. A review of the California Department of Water Resources, Water Data Library website for information pertaining to groundwater and water supply wells on or close to the subject property was conducted as part of the Phase One Environmental Site Assessment. According to the website, there are no water supply wells located on the property. The site is not subject to rapid water withdrawal problems that could change the depth or character of a water table or an aquifer. The project will not use a septic system but will connect to the wastewater disposal system. While the project involves an increase in impervious surface area, runoff control measures and/or permeable surfaces have been included in the project design. The project will reduce groundwater recharge due to increase in impervious surface area. There are no sensitive groundwater dependent features (e.g., rare wetlands) present that could be affected. During the field investigation conducted by ELMT Consulting during the conduct of a biological assessment no jurisdictional drainage and/or wetland features were observed on the project site. Further, no blueline streams have been recorded on the project site. The project location, construction, or its users will not adversely impact unique or locally important natural features on or near the site. Nor will the project destroy or isolate from public or</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		scientific access any unique natural features. Source Documentation: (8) (20) (24) (44) (45)	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	<p>The project site has not been identified as occurring in a wildlife corridor or linkage. The site has limited adjacent open space and available open space is entirely surrounded by existing development, limiting its connectivity to surrounding habitats. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur. The ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. Nesting birds are among the species protected under provisions of the Migratory Bird Treaty Act. Development of the site during the nesting season (i.e., February 1 to August 31) could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes abandonment and/or loss of reproductive effort is considered a taking. Future construction activities that disturb a nesting bird or raptor on-site or immediately adjacent to the construction zone would also constitute an impact. In conformance with the provisions of the Migratory Bird Treaty Act the proposed project would be required to implement measures to avoid and/or reduce impacts to nesting birds (if present on or adjacent to the site) to a less than significant level. Impact BIO-1: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. Mitigation measures are identified in the Mitigation Measures and Conditions Section. There are no impacts to special-status plants or animals anticipated as a result of the project as no suitable habitat exists on the site. There is no potential to affect any special-status plant or animal as a result of the project. Source Documentation: (25) (70) (8) (24) (44) (20) Appendix C)</p>	
Other Factors 1	2	<p>The project will provide low-income, affordable housing. The project will provide a safe, clean, and sanitary housing for residents in a location convenient to public transportation and other amenities. Climate Change Historically, Palm Desert has averaged 13 dry spells per year. An average of 1 fewer dry spell -- a period of consecutive days without precipitation -- is projected per year. Wildfire risk may change as the length of dry spells changes. Dry spells are projected to increase by 9 days. Historically, the longest yearly dry spell in Palm Desert averaged 89 days. Extreme temperatures on the hot-test days of the year are projected to increase by 5degreesF. Historically, extreme temperatures in Palm Desert averaged 106degreesF. State of the art surface coverings, conservation techniques and HVAC systems will reduce the effect of increased temperature on project residents. The project has incorporated measures to improve permeability of the surface. The project reduces its direct contribution to climate change by using low-carbon building materials to reduce greenhouse gas emissions from construction and material fabrication. Source Documentation: (71)</p>	
Other Factors 2			
CLIMATE AND ENERGY			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Climate Change	2	<p>Climate Change Historically, Palm Desert has averaged 13 dry spells per year. An average of 1 fewer dry spell -- a period of consecutive days without precipitation -- is projected per year. Wildfire risk may change as the length of dry spells changes. Dry spells are projected to increase by 9 days. Historically, the longest yearly dry spell in Palm Desert averaged 89 days. Extreme temperatures on the hot-test days of the year are projected to increase by 5degreesF. Historically, extreme temperatures in Palm Desert averaged 106degreesF. State of the art surface coverings, conservation techniques and HVAC systems will reduce the effect of increased temperature on project residents. The project has incorporated measures to improve permeability of the surface. The project reduces its direct contribution to climate change by using low-carbon building materials to reduce greenhouse gas emissions from construction and material fabrication.</p>	
Energy Efficiency	2	<p>Building operations associated with the Project would result in the consumption of natural gas and electricity. The Project provides 176 apartment homes, which are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other apartment homes of similar scale. The Project would be required to comply with Title 24 standards, which would ensure that the Project's energy demand would not be considered inefficient, wasteful, or otherwise unnecessary. The project would be required to comply with the City's building codes, Zoning Ordinance, and other standards, including the County's Climate Action Plan provisions. Therefore, the Project would have no impact on plans for energy efficiency. Source Documentation: (8) (17)</p>	

Supporting documentation

[A - Air Quality and Greenhouse Gas Report\(1\).pdf](#)
[DLRP Important Farmland Finder\(1\).pdf](#)
[UHC Palm Desert PBV Award.pdf](#)
[UHC 00357_Civil+Landscape.pdf](#)
[Site Plan.pdf](#)
[SCAG RHNA.pdf](#)
[PBV Award letter.pdf](#)
[palmdesert_localprofile.pdf](#)
[Palm Desert Housing Elemen.pdf](#)
[GENERAL PLAN - ENVIRONMENTAL IMPACT REPORT - VOLUME I\(1\).pdf](#)
[Envision Palm Desert Forwa.pdf](#)
[Crossings at Palm Desert Architecture Drawings 2022-03-30\[1\]\[3\].pdf](#)
[2021-22 Legislative Platform 010721.pdf](#)
[1 Vision Public Draft.pdf](#)
[GENERAL PLAN - ENVIRONMENTAL IMPACT REPORT - VOLUME I.pdf](#)
[Ph I ESA FNL TAL \(62622\)\(1\).pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed

by:

Nicole Sanchez

3/1/2023 12:00:00 AM

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[IMG_0486.JPG](#)

[IMG_0485.JPG](#)

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

1. KTG Group, Inc. Crossings at Palm Desert Conceptual Design. Irvine, CA : s.n., 2022. 2021-0835.
2. World Population Review. US Cities - Palm Desert. World population Review. [Online] [Cited: July 15, 2022.] <https://worldpopulationreview.com/us-cities/palm-desert-ca-population>.
3. Southern California Association of Governments (SCAG) Regional Council. Local Profiles Report, Profile of Palm Desert. 2019.
4. County of Riverside, Board of Supervisors. Legislative Platform 2021-2022.
5. Riverside County Housing Authority. Letter of Michael Walsh, Deputy Director. May 18, 2022.
6. County of Riverside, Economic Development Agency. County of Rvierside Five year Consolidated Plan, 2019-2024.
7. City of Palm Desert. General Plan, Housing Element. 2022.
8. --. Crossings at Palm Desert Initial Study/Mitigated Negative Declaration. January 2022.
9. Pick, J.B. Renewable Energy,

Problems and Prospects in Coachella Valley, CA. 2017. 10. TA-Group DD, LLC. Phase One Environmental Assessment, Undeveloped property, APN 694-130-017, -018, -019, -020. June 26, 2022. 11. County of Riverside. Analysis of Impediments to Fair Housing Choice 2019-2024. June 2019. 12. Riverside County Airport Land Use Commission. Riverside County Airport Land Use Compatibility Plan. 2004. 13. Alphabet. Google Earth Professional. 2022. 14. United States Government. The Coastal Barrier Resources Act of the United States. Enacted October 18, 1982. CBRA, Public Law 97-348. 15. U.S. Department of Homeland Security. Federal Emergency Management Agency. National Flood Hazard layer Firmette. s.l. : Federal Emergency Management Agency, Effective Date 08/28/2008. FIRM Panel No.06065C1595G. 16. City of Palm Desert. General Plan. November 10, 2016. 17. MD Acoustics, LLC. Crossings at Palm Desert Air Quality and Greenhouse Gas Impact Study. November 5, 2021. 18. California Air Resources Board. CalEEMod Version: CalEEMod.2020.4.0. 2022. 19. United States Environmental Protection Agency. Nonattainment Area for Criteria Pollutants (Green Book). [Online] 2022. [Cited: July 19, 2022.] <https://www.epa.gov/green-book>. 20. TA-Group DD, LLC. Phase I Environmental Site Assessment Undeveloped Property NE Corner Dick Kelly Drive and Gateway Drive. 2022. 0622001.

[Source List.pdf](#)

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's Area of Potential Effects (APE). Information about where the public may find the Environmental Review Record pertinent to the project will be included in the FONSI Notice

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project or its alternatives, in combination with other past, present, and reasonably foreseeable future projects, would not result in significant adverse cumulative impacts. Land Use: Cumulative development would increase residential intensity in the project area. But would not physically divide the established community or result in a substantial adverse effect on land use character. Socioeconomic: Significant adverse cumulative socioeconomics impacts would not result from development. Given that development must occur consistent with adopted plans and policies, and the developments would provide a portion of needed housing, cumulative impacts to population growth would be less than significant

under NEPA for the proposed project, variant, and alternative

Visual Quality: The Project site is undeveloped vacant land with sparse desert flora. The surrounding land to the east, west, and south is vacant land and to the north are residential homes. Implementation of the Project would result in the visual conversion of the site from vacant, undeveloped land to 176 homes. The Project would be compatible with the size, scale, and aesthetic features of existing homes located to the north. The Project would be required to comply with the applicable development standards and design guidelines in the City of Palm Desert Zoning Code, which regulates the visual quality of new development and ensures that new development does not detract from any scenic attributes or qualities in the surrounding area.

Noise: Cumulative development would not result in significant adverse noise impacts. Cumulative development would comply with the applicable standards for Interior and exterior noise levels. Appropriate site and building design, building construction and noise attenuation techniques are required in new developments to meet these standards.

Recreation: Cumulative impacts to recreational resources would be less than significant under NEPA because the proposed project, variant, or alternatives, in combination with other past, present, and reasonably foreseeable future projects, would not exceed the proposed capacity of public services.

Transit: Buildout of the project would not result in significant impacts related to intersection operations, roadway hazards, emergency access, or air traffic patterns. The cumulative effect would be less than significant under NEPA because the proposed project would not make a substantial contribution to transit delay and development would not considerably contribute to the exceedance of the capacity utilization standards for regional transit providers.

Utilities: Cumulative development of the Plan area would not result in significant adverse utilities and service systems impacts to water, stormwater, wastewater, solid waste. Development of the project is subject to processes to ensure consistency with applicable plans and policies.

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

A reduced density of the project site was considered but deemed infeasible. The project would be inconsistent with the planning application approvals already achieved.

No Action Alternative [24 CFR 58.40(e)]

No change to the site would occur. The impacts discussed in the Environmental Assessment would not occur. The site would continue in its current state. Additional affordable housing units would not be created. The approvals achieved so far would not be utilized.

Summary of Findings and Conclusions:

The project is suitable from an environmental standpoint. As long as the Standard Conditions of Approval/Mitigation measures are adhered to, there is no anticipated adverse effects from the project.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The Palm Springs Airport is located approximately 6.6 miles northeast of the Project site and is not located within the airport influence area boundary. Furthermore, the noise compatibility contours provided in the Riverside County Airport Land Use Compatibility Plan (RCALUCP) show that the Project site is outside of the 70 dBA CNEL noise contour for the Palm Springs International Airport. Bermuda Dunes, a private airport, is eight miles from the project site. The nearest military airport is March Air Reserve Air Force Base is some 60 miles from the project site. The Project would not expose people residing or working in the Project area to excessive noise levels associated with airports. The site complies with the HUD Airport Hazards requirements Source Documentation: (12), (8), (13) (Appendix B)

Supporting documentation

[PAP AIA with notation.jpg](#)

[PSP CNEL.pdf](#)

[Distance to Airports.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

There are no Coastal Barrier Resource System (CBRS) Units, or CBRS buffer zones, as defined under the Coastal Barrier Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591) on the west coast of the United States. The project site is therefore not located within a CBRS Unit, or a CBRS buffer zone. Source Documentation: (14) .

Supporting documentation

[CBRS Search For Crossings at Palm Desert.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

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

Yes

- No

Screen Summary

Compliance Determination

The Site is not located within a 100-year floodplain (Zones A or V), or 500-year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project area is designated Flood Hazard Area Zone X: Area of Minimal Flood Hazard. Flood insurance is not required. Source Documentation: (15) (Appendix C)

Supporting documentation

[FEMA 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

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

Provide your source used to determine levels here:

The site is located in the Salton Sea Air Basin (SSAB) in the Coachella Valley and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) which is designated a non-attainment area for Ozone and fine particulate matter (PM10) by the Environmental Protection Agency. All development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (AQMP) and the 2003 Coachella Valley PM10 State Implementation Plan. SCAQMD significance thresholds are based on the volume of pollution emitted. Any project in the SSAB with daily emissions that exceed any of the SCAQMD thresholds is considered as having an individually and cumulatively significant air quality impact. SCAQMD Daily Thresholds for Coachella Valley (lbs./day)

Pollutant	Construction	Operation
NOx	100	100
VOC	75	75
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

To determine consistency with the AQMP SCAQMD has identified two criteria: (1) Will the project result in an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. (2) Will the project exceed the assumptions in the 2016 AQMP or increments based on the year of project buildout and phase Criterion 1. The air quality modeling analysis (Analysis) of the project by MD Acoustics found that short-term project-related construction activities would not exceed regional thresholds of significance. Nor would it exceed Localized Significance Thresholds (LSTs). Project construction-source emissions would not conflict with the AQMP and would not cause or substantially contribute to violation of the National Ambient Air Quality Standards.

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

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

Enter the estimate emission levels:

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

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 is consistent with the AQMP and would not cause an adverse impact in relation to implementation of the AQMP and does not violate the standards of the Clean Air Act. Fugitive Dust: The Project must comply with SCAQMD Rules 403 and 403.1 which govern emissions of fugitive dust during construction and operation activities. Compliance is achieved through application of standard Best Management Practices. Sources: (8) (16) (17) (18) (19)

Supporting documentation

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

[A - Air Quality and Greenhouse Gas Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

The California Coastal Zone is defined as the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on maps extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. 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 as it located over 100 miles from the Pacific Coast. A Coastal Development Permit is not required. Source Documentation: (13)

Supporting documentation

[Crossings at Palm Desert Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

- No

Explain:

TA-Group DD, LLC (TAGDD) conducted a Phase I Environmental Site Assessment (ESA) for the project site. The purpose of the Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The project site has been undeveloped vacant desert since at least 1941 and remains undeveloped. Present bordering streets Dick Kelly drive, Gateway Avenue, and Cortesia Way were constructed between 2005-2009. Development of residential and retail uses to the north began between 2002-2005. Development in the area to the north and northwest has been expanding since that time. The project site and lots to the south and west remain undeveloped. No evidence of

environmental concerns which would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling above the De Minimis threshold was noted on the project site during TAGDD's site reconnaissance. A Vapor Encroachment Screen (VES) for the project site was conducted in accordance with ASTM E2600-15. The purpose of the screening was to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may have migrated as vapors onto the property because of contaminated soil and groundwater on or near the subject property. A Tier 1 VES includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to decide if any known or suspect potentially contaminated properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up-gradient sites within the ASTM E1527-13 standard search distances and any cross or down gradient sites within one-third (0.3) mile for solvents and petroleum products. If the contamination at the known or potentially contaminated sites within the AOC consists of Chemicals of Concern (COCs), then a potential Vapor Encroachment Condition (pVEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary. Based on the Tier 1 Screening evaluation, no sites were identified within the AOC that were considered to pose a pVEC at the project site. Based on the results of the Tier 1 VES, TAGDD concluded that a VEC can be ruled out for the project site due to the lack of known or suspected contaminated properties within the Area of Concern (AOC). The ESA revealed no evidence of a recognized environmental condition in connection with the project site and no further investigation is warranted.

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

Yes

Screen Summary
Compliance Determination

The ESA revealed no evidence of a recognized environmental condition in connection with the project site and no further investigation is warranted. Bay Desert, Inc. reviewed the California Department of Toxic Substance Control Toxic and Hazardous Materials Database (EnviroStor) and the State of California Water Resources Control Board (GeoTracker) on July 19, 2022. A review of Envirostor revealed no active or closed sites within 2,000 feet of the project location. A search of Geotracker returned no sites within 2,000 feet of the project site. Source Documentation: (20) (21) (22) (Appendix E)

Supporting documentation

[Ph I ESA FNL TAL \(62622\).pdf](#)

[GeoTracker.pdf](#)

[EnviroStor Database.pdf](#)

[Contamination-and-Toxic-Substances-Multifamily-Partner-Worksheet.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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.

Screen Summary

Compliance Determination

A literature review, records search and field survey were conducted by ELMT Consulting. Thirteen special-status plant species, 16 special-status wildlife species, and two special-status plant community were identified as having potential to occur within the Cathedral City quadrangle in which the project site is located. The Project site supports one plant community: creosote bush scrub; and one land cover type that

would be classified as dis-turbed. No special-status plants were observed during the field investigation. No fish, amphibians, or hydrogeomorphic features that would provide suitable habitat for fish or amphibians were observed on or within the vicinity of the Project site. The Project site provides suitable foraging, cover, denning and nesting habitat for a variety of species adapted to routine human disturbance and desert environments. Reptilian species observed during the field investigation were desert iguana and western long-tailed brush lizard. Bird species detected included mourning dove, common raven, rock pigeon, house finch, and verdin. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian spe-cies, as well as migrating songbirds that could occur in the area. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. The Project site is not located within a federally designated Critical Habitat. The nearest designated Critical Habitat to the site is lo-cated approximately 0.73 miles to the northeast for Coachella Valley fringe-toed lizard. Loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and con-sultation with the USFWS will not be required for implementation of the proposed project. Loggerhead shrike and prairie falcon are state or federally listed as threatened or endangered. In order to ensure impacts to these avian species do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of the preconstruction nesting bird clearance survey, impacts to special-status avian species will be less than significant. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) which prohibits the take, possession, or destruction of birds, their nests, or eggs. If construction occurs between Feb-ruary 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activi-ties to ensure that no nesting birds will be disturbed during con-struction. See mitigation measure below. .

Supporting documentation

[Wetlands Map - the Crossings.pdf](#)

[NEPAssist Map - The Crossings.pdf](#)

[IPaC_ Explore Location resources.pdf](#)

[B - Biological Resources Report.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

Yes

4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

Yes

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

No

Screen Summary

Compliance Determination

The Project does not involve the use or storage of explosive or flammable materials or operations. No evidence of above ground storage tanks was observed on the Site during the Phase I ESA reconnaissance visit. A review of the Aboveground Storage Tank (AST) list, as provided by EDR, has revealed that there are 3 AST sites within approximately 1 mile of the Site. AST Site Distance from the Crossings (feet) Tank Volume (gallons) Estimated ASD PPU using maximum capacity of 25,000 gallons Estimated ASD BPU using maximum capacity of 25,000 gallons Lowes 1901 Unknown 1057 223 County of Riverside Fleet Services 2287 Unknown 1057 223 Palm Desert Sheriff Station 2396 Unknown 1057 223 Using the maximum capacity assumption of 25,000 gallons all three tanks are of a sufficient distance from the Site and meet the Acceptable separation Distance (ASD) standard for HUD funded projects for ASD for Thermal Radiation for People (ASDPPU) and ASD for Thermal Radiation for Buildings (ASDBPU). It is unlikely that any of the tanks meet the capacity of 25,000 gallons. None of the regulatory databases or other regulatory agency records searched during the Phase I ESA contained records pertaining to ASTs and, persons interviewed at the site were not aware of the presence of any other tanks. Source Documentation: (27) (20) (28)

Supporting documentation

[Explosives-Partner-Worksheet - The Crossings.docx](#)

[EDR AST Report.pdf](#)

[Acceptable Separation Distance \(ASD\) Electronic Assessment Tool - HUD Exchange.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:

Prime farmland is land best suited for producing food, forage, fiber, and oilseed crops as well as being available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban built-up land or water). Historically, agriculture was once a significant part of the Coachella Valley's economy. However, changes in the local economy over time have shifted, nearly eliminating all significant agricultural production within the Coachella Valley. According to the City of Palm Desert General Plan, Palm Desert contains some areas in the southeast of the City designated as Rural Neighborhood, which allows for agricultural uses. Based on California Department of Conservation's Farmland Mapping & Monitoring Program, the Project site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and/or properties with Williamson Act Contracts. Furthermore, there is no presence of forestland nor timberland. The Natural Resources Conservation Service (NRCS) has characterized the soil in the project area as Myoma fine sand at 0 to 5 percent slope and as such it is considered prime farmland if irrigated. The project area is not irrigated. However, because the project site is within an area already in or committed to urban development it is exempt from the requirements of the Farmland Protection Policy Act (FPPA) per 7 CFRs. 658.2(a). An area is considered "committed to urban development" if it is identified as "Urbanized" on a United States Census Bureau. The project area is

included in the Census Bureau Urbanized Area Outline Map for the Indio-Cathedral City - Palm Springs CA region. The Project will not affect farmlands.

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Map of Urbanized Area.pdf](#)

[DLRP Important Farmland Finder.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 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**

The Site is not located within a 100-year floodplain (Zones A or V), or 500-year floodplain (Zone B) identified on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The project area is designated Flood Hazard Area Zone X: Area of Minimal Flood Hazard. The Project would not involve either direct or indirect support of development in a floodplain. Source Documentation: (15) (Appendix C)

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

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

- ✓ State Historic Preservation Offer (SHPO) Completed

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

Other Consulting Parties

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

Tribes listed in the TDAT were contacted to initiate Section 106 consultation.

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

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
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Additional Notes:

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

Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

✓ No Historic Properties Affected

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

Document reason for finding:

✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Pursuant to CEQA Guidelines section 15064.5(e)(l), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt, and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native

American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant. Source Documentation: (1) (Appendix F)

Supporting documentation

[TDAT 2.pdf](#)

[TDAT 1.pdf](#)

[Crossings at PD Aerial Map.pdf](#)

[Project Review-Crossings at Palm Desert.pdf](#)

[ParcelExport-017.pdf](#)

[ParcelExport -018.pdf](#)

[NRHP Search Crossings at PD .pdf](#)

[C - Cultural Resources Report.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.

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

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

Construction Noise and Vibration Project construction noise would occur due to the use of equipment that includes trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in stages such as site preparation, grading, building construction, paving, and architectural coating. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing level within the Project vicinity. Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the City's Municipal Code s.15.04.030(A)(10)). Construction is anticipated to occur during the permissible hours of 7 AM to 7 PM in accordance with the City's Municipal Code. Furthermore, noise reduction measures are provided to further reduce construction noise. The impact is considered less than significant. The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Typical Project construction equipment would generate vibration levels of 0.003 PPV (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, manmade ground-borne vibrations attenuate rapidly with distance from the source. At a distance of 250 feet, a large bulldozer would yield a worst-case 0.007 peak particle velocity (PPV) (in/sec) which is below the threshold of perception and any risk of damage. Therefore, the Project would not result in or cause exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise. Impacts would be less than significant. **Project Generated Noise** Traffic generated by the operation of the Project will influence traffic noise levels in surrounding offsite areas. The Project is anticipated to generate approximately 1,633 average daily trips. Typically, a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. The maximum change in noise level generated from the Project is 2.1 dBA. Therefore, noise impacts to off-site receptors due to Project-generated trips would be less than significant. **On-Site Traffic Noise** Traffic noise from the local roadway network was evaluated and compared to the City's noise compatibility matrix. Per the City's Noise Compatibility Matrix (Figure

7.1 from the City's General Plan, Noise Element), multi-family residential is normally acceptable up to 65 dBA CNEL. The FHWA model projected to the year 2040 shows that the freeway is the source of noise to the site. At 2,000 feet away, the CNEL level on each floor is 67 dBA, which is within the conditionally acceptable range. At 2,500 feet away, the pool area will be 66 dBA CNEL. Insertion loss from on and off-site will reduce the pool area outdoor level to below 65 dBA CNEL, which is within the normally acceptable range. Therefore, on-site traffic noise would have a less-than-significant impact. Interior noise levels and HUD Noise Standards are discussed below in "Hazards and Nuisances including Site Safety and Noise." In order to ensure interior levels of 45 dBA CNEL, all residential windows and glass doors facing the freeway (north and east-facing glass on buildings 1-6) must have sound transmission class (STC) ratings of 27 or more to achieve a 22 dB reduction. Source Documentation: (8) (31) (33) (34) (Appendix D).

Supporting documentation

[HUD DNL Calculator - The Crossings.pdf](#)
[E - Noise Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project activities will not affect a sole source aquifer, as there are no aquifers near the site. The nearest aquifers are the Campo/Cottonwood Creek Aquifer in San Diego County and the Fresno County Aquifer. Fresno County Aquifer is approximately

270 miles northwest of the site and Campos Aquifer is 57 miles southwest of the project site. There is no potential to effect. Source Documentation: (35) (36)

Supporting documentation

[Sole Source Aquifer_Ground Water_Region 9_Water_US EPA.pdf](#)
[Distance to Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

✓ Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The Site does not appear on the National Wetlands Inventory database. The Site does not contain any on-site wetlands or jurisdictional waters. No further consultations are required. Source Documentation: (8) (20) (24) (25) (Appendix B)

Supporting documentation

[Wetlands Map - the Crossings\(1\).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

No wild and scenic rivers are located near the site. The nearest wild and scenic river is Palm Canyon Creek which lies approximately 10 miles to the south. The project will have no impact to wild and scenic rivers. Source Documentation: (37) (13)

Supporting documentation

[Mp of Palm Canyon Creek.pdf](#)
<https://www.rivers.gov/riverapp/index.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

The project would provide 176 affordable housing units, thus providing benefits to a, by definition, environmental justice population. By providing new affordable housing, the project would provide housing to low income persons and families in the area. The project will not cause adverse impacts that would create permanent adverse effects in the project area. This Environmental Justice analysis further considers project impacts and their potential to disproportionately affect the project's introduced environmental justice population. The proposed project is not located in a low-income and/or minority community. The project site is in a non-attainment zone for Ozone and Particulate Matter 10. The project site and surrounding area are not impacted by contaminated soils or waters. Summary of Project Impacts From the consideration of regulatory factors in this EA, a number of environmental topics were identified to generate potential effects requiring mitigation. However, impacts would be shared by neighboring non-environmental justice populations, thus the following impacts along with their mitigations, summarized below, do not represent impacts with the potential to disproportionately affect an environmental justice population. Overall, the project is not anticipated to result in adverse impacts that would create

permanent adverse effects in the project area to existing populations, or to an introduced environmental justice population. Construction of housing for affordable family units would provide result in a beneficial impact by providing housing for low-income populations. Source Document(s): (38) (Appendix G)

Supporting documentation

[Environmental Justice determination.docx](#)
[NEPAssist Map - The Crossings\(1\).pdf](#)
[ejscreen_SOE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No