

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



ITEM: 3.30
(ID # 25278)

MEETING DATE:
Tuesday, October 01, 2024

FROM : HOUSING AND WORKFORCE SOLUTIONS

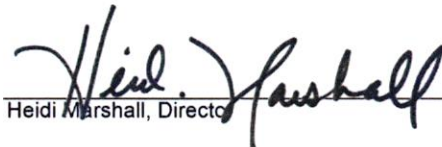
SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Palm Villas at Millennium Affordable Multifamily Housing Project Located in the City of Palm Desert Pursuant to the National Environment Policy Act (NEPA) and Approval of Request for Release of Funds to U.S. Department of Housing and Urban Development (HUD); District 4. [100% Housing Choice Voucher Program Project Based Vouchers - \$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Palm Villas at Millennium Affordable Multifamily 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 7/2/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: October 1, 2024
xc: HWS, HUD

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. Approve the attached Request for Release of Funds and Certification (RROF) for 120 Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) for the Proposed Project;
3. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Palm Communities, a California corporation and affordable housing developer (Developer), was selected to receive a total of 120 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers (PBVs). A total of 45 PBVs were awarded to Developer in response to a competitive Request for Proposal (RFP) issued by the Housing Authority of the County of Riverside on October 27, 2022 (RFP No. 2022-201) and 75 PBVs on June 2, 2023 (RFP No. 2023-110) for Phase I of Palm Villas at Millennium (Proposed Project). The Developer will form a California limited partnership for the purpose of developing and financing the new construction of the Proposed Project in two phases, an affordable multi-family housing development consisting of a total of 241 units (239 affordable rental housing units for extremely low-income households and two resident manager units). The Proposed Project is located on 10.49 acres of land on the north side of Gerald Ford Drive between Cook Street and Dinah Shore Drive, in the City of Palm Desert, identified as Assessor's Parcel Numbers 694-120-028 and a portion of 694-120-029 which will be subdivided into two parcels, one for each phase (Property). The Property is currently vacant and is surplus land owned by the City of Palm Desert.

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

Phase I will include 121 total units within 5 three-story, low rise 24-unit apartment buildings (15 one-bedroom units, 75 two-bedroom units, and 31 three-bedroom units). All 120 PBVs will be placed on Phase I in which 60 PBVs units will be restricted for households earning at or below 30% of area median income (AMI) for the County of Riverside and 60 PBVs units will be restricted for persons earning at or below 50% AMI for the County of Riverside. Phase II will include 120 total units within 5 three-story low rise 24-unit apartment buildings (15 one-bedroom units, 75 two-bedroom units, and 29 three-bedroom units). A three-bedroom unit will be set aside for an on-site resident manager for each phase.

The PBVs will serve as a rental subsidy for the clients on the Housing Authority's Section 8 waiting list for the Proposed Project. Upon environmental clearance and Developer securing necessary funding to develop the Proposed Project, the Housing Authority will enter into an Agreement for Housing Assistance Payments (AHAP) with Developer for the PBVs, subject to approval by the Housing Authority's Board of Commissioners. The PBVs have an estimated value of \$67,611,600 in rental subsidies over the 20-year term of the agreement that may be extended for an additional 20 years. On June 11, 2024 (Minute Order Item 3.25), the Board of Supervisors approved funding allocation of American Rescue Plan Act (ARPA) funds subject to Developer's satisfaction of the conditions set forth in Resolution 2024-128. The estimated total development cost is \$76,886,635.00. Permanent sources for financing include the following:

Permanent Sources	Amount
Perm Bond Proceeds	\$21,970,188
Palm Desert Acq Land Loan	\$1,965,539
Riverside County Loan, ARPA	\$6,700,000
Tax Credit Equity	\$40,541,142
Deferred Developer Fee	\$5,709,766
Total	\$76,886,635.00

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, through its Housing and Workforce Solutions Department (HWS), is the responsible entity for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On September 4, 2024, 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.

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STATE OF CALIFORNIA**

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 Fund was published on September 16, 2024, 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 241 additional affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing.

SUPPLEMENTAL:

Additional Fiscal Information

No impact on the County's General Fund. The Housing Authority's contribution to the Proposed 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
- County of Riverside Environmental Assessment
- Request for Release of Funds - HCVP Project Based Vouchers
- Public Notice FONSI/RROF
- Proof of Publication


Brianna Lontajo, Principal Management Analyst

9/23/2024


Aaron Gettis, Chief of Deputy County Counsel

9/18/2024

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 08/31/2023)

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

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

1. Program Title(s) Housing Choice Voucher 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) Annjanette Aguilar, 760.863.2541	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	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	

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

9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers/ Palm Villas at Millennium	10. Location (Street address, city, county, State) North side of Gerald Ford Drive between Dinah Shore Drive and Technology Drive Palm Desert, CA 92211
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11. Program Activity/Project Description

The project activity includes the use of 120 PBVs to serve as a rental subsidy for Palm Villas at Millennium (Palm Villas) by the City of Palm Desert, a general law city and incorporated municipality. Palm Villas will consist of the new two-phased construction of a 241-unit multi-family development (which includes 2 manager's unit) of affordable rental housing for low-income family households. The Proposed Project will be built in two phases. Phase I includes five 3-story low rise twenty-four-unit apartment buildings with 121 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, 31 three-bedroom units. Phase II includes five 3-story low rise twenty-four-unit apartment buildings with 120 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, and 29 three-bedroom units. A three-bedroom unit will be set aside for an on-site resident manager for each phase. Located on 10.49 acres of land on the north side of Gerald Ford Drive between Cook Street and Dinah Shore Drive, in the City of Palm Desert, identified as Assessor's Parcel Number 694-120-028 and a portion of 694-120-029 which will be subdivided into two parcels, one for each phase.

Phase I will consist of 120 PBVs, 60 PBVs units will be restricted for persons earning at or below 30% AMI and 60 PBVs units will be restricted for persons earning at or below 50% AMI of the area median income for the County of Riverside. In addition to the Project Based Vouchers other financing sources for the Proposed Project are anticipated to include \$21,970,188 in Perm Bond Proceeds, \$1,965,539 in Palm Desert Acq Land Loan, \$6,700,000 in Riverside County ARPA Loan, \$40,541,142 in Tax Credit Equity, and \$5,709,766 in Deferred Developer Fee. The total cost of development, during the permanent financing period, is approximately \$76,886,635.00.

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

X 

Title of Certifying Officer

Chair, Riverside County Board of Supervisors
CHUCK WASHINGTON

Date signed

10/01/2024

ATTEST:

KIMBERLY A. RECTOR, Clerk

By 

DEPUTY

Address of Certifying Officer

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

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

Signature of Authorized Officer of the Recipient

X

Title of Authorized Officer

Date signed

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

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY:  AMRIT P. DHILLON 5/18/2024 DATE

form HUD-7015.15 (1/99)

OCT 01 2024

3.30



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

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

Project Information

Project Name: Palm-Villas-at-Millennium

HEROS Number: 900000010405379

Project Location: , Palm Desert, CA 92211

Additional Location Information:

The property is located on the north side of Gerald Ford Drive between Dinah Shore Drive and Technology Drive in the City of Palm Desert. The project site is identified on the U.S. Geological Service (USGS) 7.5-minute Myoma quadrangle map Section 28 and 33 Town-ship 4 South, Range 6 East San Bernardino Principal Meridian and is comprised of Tax Assessor parcel numbers 694-120-028 and a 0.49-acre portion of 694-120-029. See Location Map Figure 1

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

The Palm Villas at Millennium project is a 241-unit affordable housing project on a 10.49-acre site in the City of Palm Desert. It includes a two-lot Tentative Parcel Map subdivision. The property is currently vacant and is surplus land owned by the City of Palm Desert. The project will be built in two phases. Phase I consists of 6.02 gross acres and includes five 3-story low-rise twenty-four-unit apartment buildings with 120 total units, a Community Building, one manager's unit, and a Community Mail and Laundry Room. Amenities include a Community BBQ Area, Shaded Picnic Area, Tot Lot, Multi-sport Ball Court, Splash Pad or Pool, and Maintenance Building. Phase II consists of 4.472 gross acres and includes five 3-story low-rise twenty-four-unit apartment buildings with 120 total units, one manager's unit, and a Laundry Room. Amenities include two BBQ Areas and a Shaded Picnic Area. The 10.49-acre project site is vacant and was mass-graded as part of the Millennium Palm Desert Specific Plan. The property is located in an area for residential development. The properties to the north and south are vacant. To the west is single-family residential, and multifamily project construction to the east. Gerald Ford Drive bounds the subject property to the south, with vacant property beyond. It is comprised of Tax Assessor Parcel Numbers (APN) 694-120-028 and a 0.49-acre portion of 694-120-029. Per the Phase I Environmental Site Assessment, the site and adjacent properties have been historically vacant from 1944 to 2021 and remains vacant. The property is generally flat and approximately 165 feet above average mean sea level. The necessary utilities, new sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed to serve the project. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines in Gerald Ford Drive. The project was processed and approved on October 13, 2022, through the City of Palm Desert with Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment (EA) 22-0003

with an Exemption under CEQA pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations. The project site is Town Center Neighborhood, which allows residential densities from 7.0 to 40.0 units per acre, per the Palm Desert General Plan (PDGP). The Zoning designation of Millennium Palm Desert Specific Plan of "Planned Residential - 22" allows a residential density of 22 units per acre. The Density Bonus request was to increase the density by approximately 5%, from 22 dwelling units per acre to 23.5 dwelling units per acre. The project is consistent with the General Plan, Zoning, and the approved multi-family project to the east.

Funding Information

Grant Number	HUD Program	Program Name	
PBV4-22-004	Public Housing	Project-Based Voucher Program	\$67,611,600.00

Estimated Total HUD Funded Amount: \$67,611,600.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$76,886,635.00

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
Contamination and Toxic Substances	The project site is shown on the EPA Map as Zone 2, which has a moderate potential; average indoor radon levels may be between 2 and 4 pCi/L. There is limited Radon testing in Riverside County that relies on resource data. Building construction has not commenced, so site-specific Radon testing has not occurred. Once the project is ready to move forward, testing would be completed by a certified professional to determine any levels of Radon are onsite. After building construction, a certified firm will test the interior environment, and if Radom is present, will cut the vent in the attic space and install continuous run-in-line exhaust vents to produce negative pressure below the slab. The approach is to design and install sub-surface Radon collection mat tied to 3" or 4" vents run up and out the roof. No remediation or clean-up is anticipated at this time.
Noise Abatement and Control	MM NOI 1 Construction of an approximately 1,215-foot long, 8-foot-high sound wall along the northern property, and the construction of an approximately 1,200-foot long, 6-foot-high sound wall along the southern property boundary (consistent with

	<p>Mitigation Measure 6 for the Millennium Palm Desert Project IS/MND).</p> <p>MM NO 2 Prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the outside-facing residential units identified in Exhibit 9 shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor.</p> <p>MM NOI 3 After the final architectural drawings have been developed, and prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the applicable Project plans and specifications include sound-rated windows and entry doors on the residential facades identified in Exhibit 10. These receptor locations require a minimum Sound Transmission Class (STC) rating of 29.</p>
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>MM HAZ 1: Conduct Radon testing by a certified professional prior to approval of building permits and incorporate recommended safety improvements in final building construction. MM NOI 4: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards. MM NOI 5: The contractor shall place all stationary construction equipment so that emitted noise is directed away from nearby single-family detached residential dwelling units. MM NOI 6: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction. MM NOI 7: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. MM NOI 8: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the project site with the contact phone number.</p>

<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>MM BIO 1 To comply with the MBTA, any vegetation or tree removal, or other ground-disturbing activities occurring in any planning area between January 1 and August 31 with the potential to impact nesting birds shall be preceded by a nesting bird survey to determine if there is a potential impact to such species. All vegetation and suitable nesting habitat (including open ground) on the project site, whether or not it will be removed or disturbed, shall be surveyed for nesting birds. If no nests are present, this mitigation measure will be concluded. If active nests of any native bird are found on-site, they will be avoided until after the young have fledged. MM BIO 2 A protocol-compliant burrowing owl survey will be conducted prior to the initiation of ground-disturbing activities on any part of the project site.</p>
<p>Other Factors 1</p>	<p>MM CUL 1 The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground-disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt, and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.</p>
<p>Permits, reviews, and approvals</p>	<p>1. Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment (EA) 22-0003 (Approved). 2. Grading Permit Issuance 3. Final Parcel Map Recorded 4. Building Permit Issuance 5. Landscape Permit Issuance</p>

Project Mitigation Plan

Palm Communities, in conjunction with the City of Palm Desert, will ensure that the mitigation measures are carried out and monitored per the Mitigation Monitoring Report Plan under the MSP IS/MND and the Environmental Assessment (EA).

Determination:

<input checked="" type="checkbox"/>	<p>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</p>
<input type="checkbox"/>	<p>Finding of Significant Impact</p>

Preparer Signature: Anjanette Aguilar Date: 09/04/2024

Name / Title / Organization: Annjanette Aguilar Barreras / / RIVERSIDE COUNTY

Certifying Officer Signature: *Chuck Washington* Date: 10/01/2024

Name / Title: CHUCK WASHINGTON 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: *APC* 10/18/2024
AMRIT P. DHILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk

By *Kimberly A. Rector*
DEPUTY

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: Palm-Villas-at-Millennium

HEROS Number: 900000010405379

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

RE Preparer: Annjanette Aguilar Barreras

State / Local Identifier:

Certifying Officer: Chuck Washington, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): McKenna Lanier Group, Inc

Point of Contact: Mary E Lanier

Project Location: , Palm Desert, CA 92211

Additional Location Information:

The property is located on the north side of Gerald Ford Drive between Dinah Shore Drive and Technology Drive in the City of Palm Desert. The project site is identified on the U.S. Geological Service (USGS) 7.5-minute Myoma quadrangle map Section 28 and 33 Town-ship 4 South, Range 6 East San Bernardino Principal Meridian and is

FORM APPROVED COUNTY COUNSEL

BY: APD 9/18/2024
AMRIT P. DHILLON DATE

comprised of Tax Assessor parcel numbers 694-120-028 and a 0.49-acre portion of 694-120-029. See Location Map Figure 1

Direct Comments to:

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

The Palm Villas at Millennium project is a 241-unit affordable housing project on a 10.49-acre site in the City of Palm Desert. It includes a two-lot Tentative Parcel Map subdivision. The property is currently vacant and is surplus land owned by the City of Palm Desert. The project will be built in two phases. Phase I consists of 6.02 gross acres and includes five 3-story low-rise twenty-four-unit apartment buildings with 120 total units, a Community Building, one manager's unit, and a Community Mail and Laundry Room. Amenities include a Community BBQ Area, Shaded Picnic Area, Tot Lot, Multi-sport Ball Court, Splash Pad or Pool, and Maintenance Building. Phase II consists of 4.472 gross acres and includes five 3-story low-rise twenty-four-unit apartment buildings with 120 total units, one manager's unit, and a Laundry Room. Amenities include two BBQ Areas and a Shaded Picnic Area. The 10.49-acre project site is vacant and was mass-graded as part of the Millennium Palm Desert Specific Plan. The property is located in an area for residential development. The properties to the north and south are vacant. To the west is single-family residential, and multifamily project construction to the east. Gerald Ford Drive bounds the subject property to the south, with vacant property beyond. It is comprised of Tax Assessor Parcel Numbers (APN) 694-120-028 and a 0.49-acre portion of 694-120-029. Per the Phase I Environmental Site Assessment, the site and adjacent properties have been historically vacant from 1944 to 2021 and remains vacant. The property is generally flat and approximately 165 feet above average mean sea level. The necessary utilities, new sewer laterals, new domestic water meters, new fire water lines, a new natural gas connection, a new stormwater detention chamber, and new cable television connections will be installed to serve the project. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines in Gerald Ford Drive. The project was processed and approved on October 13, 2022, through the City of Palm Desert with Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment (EA) 22-0003 with an Exemption under CEQA pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations. The project site is Town Center Neighborhood, which allows residential densities from 7.0 to 40.0 units per acre, per the Palm Desert General Plan (PDGP). The Zoning designation of Millennium Palm Desert Specific Plan of "Planned Residential - 22" allows a residential density of 22 units per acre. The Density Bonus request was to increase the density by approximately 5%, from 22 dwelling units per acre to 23.5 dwelling units per acre. The project is consistent with the General Plan, Zoning, and the approved multi-family project to the east.

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

The project aims to provide affordable housing to Riverside County residents. The Housing Authority of Riverside County (HARC) 's mission is to transform and promote healthy, thriving communities, re-ignite hope, and restore human dignity through the

creation and preservation of high-quality and innovative housing and community development programs that enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.

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

The subject site is currently vacant and generally flat. The property was previously mass-graded, with roads and backbone utilities constructed. The property is within the Millennium Palm Desert Specific Plan (MSP) boundaries and is part of the master development, with the MSP Plan being the guiding land-use document. The project site is identified as Planning Area 8, designated for high-density residential development. As noted on page 25 of MSP, "the Apartment development is expected on both Planning Areas 7 and 8. In the case of Planning Area 8, it is expected that the City will develop, or cause to be developed, an affordable housing project. The City has approved the project under the California Environmental Quality Act (CEQA) 15183 Exemption.

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

[Location Maps Fig 1 2 3.pdf](#)

[Site Visit 8 23 24.docx](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
PBV4-22-004	Public Housing	Project-Based Voucher Program	\$67,611,600.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$67,611,600.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$76,886,635.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project is in compliance with Airport Hazards requirements. The City of Palm Desert, where the project site is located, is not within two miles of a public-use airport, an airport planning area, or any private airstrips. The closest airport is 7.66 miles
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Reference: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed June 22, 2024.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood

		Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. MD Acoustics has completed an Air Quality, Greenhouse Gas, and Energy Impact Study for the proposed Palm Villas at Millennium. Based on output from CalEEMod, the project would not exceed applicable regional or localized thresholds of significance established by the South Coast Air Quality Management District (SCAQMD) for the construction or operation of the project, including any overlap that may occur between Phase I operation and Phase II construction (see section 6 beginning on page 48, tables 10 through 13 of the Air Quality, Greenhouse Gas, and Energy Impact Study). Additionally, project-related GHG emissions meet the SCAQMD draft threshold and are also considered to be less than significant (see Table 15 of the impact study).</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Reference: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper</p>

		<p>CBRS Mapper (usgs.gov), accessed June 22, 2024.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon was not completed - testing will be completed after building plans are reviewed by a certified professional and elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.</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>This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This site was previously graded under the Millennium Palm Desert Specific Plan, and biological resources was reviewed environmentally under the Mitigated Negative Declaration. The site has been vacant since grading. It does not contain any habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish</p>

		<p>and Game Code). The Federal Migratory Bird Treaty Act (MBTA) requires that any vegetation or tree removal or other ground-disturbing activities occurring between January 1 and August 31 with the potential to impact nesting birds be preceded by a nesting bird survey to determine if there is a potential impact to such species. Conducting construction activities outside of the breeding season (September 1 through December 31) can avoid having to implement such measures. The mitigation measures set forth will mitigate potential impacts to sensitive species to less than significant levels. Reference: "PD 80m LLC Master Plan and Development Project Biological Resources Assessment, prepared by AMEC July 2014; Palm Desert General Plan, project materials as included in the Final Initial Study (IS) Mitigated Negative Declaration (MND) for the Millennium Palm Desert Specific Plan (MSP) Pages 26-28 filed April 2, 2015, accessed June 22, 2024.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. State and Federal database searches and reviews of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. Known gasoline and diesel fueling stations are located east of the project site on the other side of Cook Street but do not constitute a hazard to the project. Reference: Phase I Environmental Site Assessment, SCS Engineers, September 20, 2021, and Google Maps accessed June 22, 2024.</p>
<p>Farmlands Protection Farmland Protection Policy Act of</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A review of the FMMP found the project to be designated "Other Land." The</p>

<p>1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>		<p>FMMP definition of "Other Land" is below, and it is not farmland. Other Land (X): Land that does not meet the criteria of any other category. Typical uses include low-density rural development, heavily forested land, mined land, or government land with restrictions on use. The property is vacant and surrounded by vacant land and single-family residential and, as noted above, is not designated for farmland. Therefore, the project would not affect any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no impact, directly, indirectly, or cumulatively, would occur to farmland. California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed June 22, 2024. Sources: City of Palm Desert General Plan and (FEIR), (Technical Background Report 3. Agricultural Resources and Figure 3-1 Farmland in Palm Desert and Sphere of Influence) and MSP/IS MND</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. As previously stated, the project site is located within a Special Flood Hazard Area Zone X. FEMA has determined that the Zone X areas are outside the 0.2% annual chance of flood. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C165G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed June 22, 2024.</p>

<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>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. A 2014 Historical Resources and Archaeological Resources Survey was conducted for the MPDSP IS. Historical/archaeological resources records and contact with Native American representatives were completed. An intensive field survey was conducted. The Survey found no evidence of historical or archaeological resources in the project area. The proposed project will be subject to standards, regulatory requirements, General Plan policies, and programs associated with cultural resources, as would other projects in the City. No site changes occurred since 2014 resulting in any new finds. Tribal Consultation was conducted, and the Agua Caliente Band of Cahuilla Indians requested consultation. Through the Consultation process, the Tribe requested that a Tribal Monitor be onsite during ground disturbance. A Mitigation Measure is added to include a Tribal Monitor during initial ground disturbance. No sites were identified in the National Register Information System - June 22, 2024. https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was normally unacceptable: 72.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation. A noise impact analysis has been completed to determine the noise exposure levels that would result from off-site transportation noise sources and to identify potential noise reduction measures that would achieve acceptable project exterior and interior</p>

	<p>noise levels. The primary source of traffic noise affecting the Project site is from I-10. However, the Project would also be exposed to traffic noise from Gerald Ford Drive and Dinah Shore Drive, as well as train noise from freight and Amtrak pass-bys on the UPRR rail line to the north. This analysis addresses on-site exterior and interior noise levels at proposed residential receptors/receivers. As shown in Table D-1 of the Acoustical Analysis, exterior traffic and train noise levels would range from 54 dBA CNEL to a maximum of 72 dBA CNEL at first-floor receptors, from 54 dBA CNEL to a maximum of 71 dBA CNEL at second-floor receptors, and from 55 dBA CNEL to a maximum of 72 dBA CNEL at third-floor receptors. Combined interior noise levels would range from 29 dBA CNEL to a maximum of 47 dBA CNEL at first-floor receptors, from 29 dBA CNEL to a maximum of 46 dBA CNEL at second-floor receptors, and from 29 dBA CNEL to a maximum of 47 dBA CNEL at third-floor receptors; Acoustical Analysis Table D-1. As indicated in Table D-1, on-site noise levels from traffic and train noise sources would exceed the City's 65 dBA CNEL exterior noise standard at 68 residential receivers on the first floor, 74 residential receivers on the second floor, and 86 residential receivers on the third floor. Noise levels at the park/recreation area in the northern portion of the Project site would also exceed the City's normally acceptable noise standard of 70 dBA CNEL for playgrounds/neighborhood parks; see Table D-1. Further, the 45 dBA CNEL interior noise standard would be exceeded at 6 residential receivers on the first floor, 4 residential receivers on the second floor, and 5 residential receivers on the third floor. Based on</p>
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		<p>standard construction practices and the Project's heating, ventilation, and air conditioning (HVAC) system, interior noise levels at these receivers would be 45 dBA CNEL or lower in compliance with the State Building Code and would not require additional noise insulation features. Sources: PDGP, FEIR, Municipal Code, MSP MND, Acoustical Assessment prepared by Kimley Horn December 2021</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The EPA maps Sole Source Aquifers (SSA). An evaluation of the EPA's data shows no SSAs near the project site. Reference: United States Environmental Protection Agency Sole Source Aquifers for Drinking Water, Interactive Maps, Sole Source Aquifers (arcgis.com), accessed June 22, 2024.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The property is vacant and does not contain any wetlands, and the project will not redistribute water flow in such a way as to impact wetlands. This site was previously graded under the Millennium Palm Desert Specific Plan, and biological resources was reviewed environmentally under the Mitigated Negative Declaration. The site has been vacant since grading. It does not contain any wetlands. Reference: "PD 80m LLC Master Plan and Development Project Biological Resources Assessment, prepared by AMEC July 2014; Palm Desert General Plan, project materials as included in the Mitigated Negative Declaration for the Millennium Palm Desert Specific Plan Pages 26-28 filed April 2, 2015, accessed June 22, 2024. Also, U.S. Fish & Wildlife Service, National Wetlands Mapper, National</p>

		Wetlands Inventory (usgs.gov), accessed June 22, 2024.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. This project is not located near any watercourse or river that is included under the Wild and Scenic Rivers Act, and no Section 7 Report is required. Reference: National Wild and Scenic Rivers System, California (rivers.gov), accessed June 22, 2024.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project will not have negative impacts on low-income and minority persons. The project is being developed to provide economically disadvantaged groups access to affordable housing. The project will not displace or otherwise negatively impact low-income or minority persons as it does not require the removal of any housing for its development. The project is seen as an overall benefit to economically disadvantaged groups.

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	1	The project was processed and approved on October 13, 2022, through the City of Palm Desert with Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment 22-0003 with an Exemption under CEQA pursuant to Section 15183 of Title 14 of the California Code of Regulations. The project site is Town Center Neighborhood, which allows residential densities from 7.0 to 40.0 units per acre, per the Palm Desert General Plan (PDGP). The Zoning designation of Millennium Palm Desert Specific Plan of "Planned Residential - 22" allows a residential density of 22 units per acre. The Density Bonus request was to increase the density by approximately 5%, from 22 dwelling units per acre to 23.5 dwelling units per acre. The following steps for the project will be to complete the following permits: Grading Permit, Building Plan Check, Fire and Building Codes, Water Quality Permit, California & Health and Safety Codes, and recordation of a Final Parcel Map. The project is consistent with the General Plan, Zoning, and the approved multi-family project to the east. Reference: City of Palm Desert, Resolution No. 2022-85 Precise Plan and Tentative Parcel Map, Adopted October 13, 2022. Sources: Palm Desert General Plan (PDGP), Millenium Palm Desert Specific Plan (MSP)/IS/MND, Palm Desert Zoning Code	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Successful building development occurred west of the project site with single-family residential development. An approved multi-family development is under construction to the east. Suitability/Slope/Erosion - The project	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>site is underlain by alluvial and aeolian (dune) deposits consisting of poorly graded sands, silty sands, and, to a lesser extent, sandy silts. According to FIER and MSP IS/MND, "The project site is in an area susceptible to severe wind erosion. The project will be required to implement a dust control and management plan as part of the grading permit process, which will mitigate impacts associated with blowing dust and sand. Once completed, the project will include impervious surfaces and landscaped areas to stabilize the soils. Project construction would be subject to local and state codes, erosion control, grading requirements, the California Building Code (CBC), and all applicable requirements of the County of Riverside. As indicated in the report Geotechnically, the site is suitable for the proposed development provided the recommendations for site preparation, earthwork, foundations, slabs, retaining walls, and pavement sections are incorporated into the design. A graded pad is anticipated to be constructed for the proposed structures, with all foundations excavated in engineered fill. Implementing the geotechnical/soil recommendations in the project-specific Soils Report will provide appropriate site design methods to reduce the potential impacts to dwellings and their occupants from site-specific soil conditions. Drainage/Storm Water Run-off - The project must adhere to the NPDES Construction General Permit provisions because construction activities would disturb one or more acres. Construction activities subject to this permit include</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>clearing, grading, and other soil disturbances, such as stockpiling and excavating. The project site is located in the Whitewater Watershed. The City is a co-permittee with the County of Riverside and other municipalities for NPDES management. The Water Quality Management Plan (WQMP) prepared for this project site includes a variety of nonstructural and structural control best management practices (BMPs) that will be implemented. The proposed project will not violate the water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The project will be built in two phases. Two retention basins are proposed. In Phase 1, the buildings will have a roof drain system that discharges to the surface or a yard drain system that eventually discharges into the retention basin #1. Phase 2 run-off will discharge to retention basin #2. In a significant storm event (with rainfall depth greater than the designed 85th percentile storm), stormwater is also collected in the retention basins as the basins have been designed to retain up to the 100-year, 24-hour storm event. Emergency overflow beyond the basin capacity will overflow northeasterly to Technology Drive. Drainage improvements include curb inlets, catch basins, ribbon gutters, brow ditches, and storm drainpipes. An underground detention vault is proposed near the northeast corner to handle hydromodification requirements. Two (2) Modular Wetland Systems (MWS) are proposed upstream of the underground detention vault to provide stormwater treatment. Sources: PDGP,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>FEIR, Petro Geosciences, Inc. Design Phase Geotech Report, Water Quality Management Plan prepared by Kimley Horn dated March 2022, Preliminary Hydrology and Hydraulics Report prepared by Kimley Horn dated March 2022</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>3</p>	<p>Hazards The project site would not be affected by natural hazards such as bluffs, waterbodies, terrains, or wildfires. The FEIR Technical Background Report states that The City is not located within a fault zone, as defined by the Alquist-Priolo Act (CGS 2014). Based on information from the CGS, no known major active faults are located within the city. According to the Southern California Earthquake Data Center (SCEC), the closest active faults to the city of Palm Desert are the San Andreas Fault, located approximately 4 miles to the north; the San Jacinto fault located 10 miles to the southwest; and the Elsinore Fault, located 30 miles to the southwest (SCEC 2014). (Figure 7-4). Compliance with an approved geotechnical report, the California Building Code, and the City of Palm Desert Municipal Code will ensure that risks associated with ground shaking are addressed. The proposed project site occurs on the Valley floor, far removed from hillsides. According to the FEIR Technical Background Report 7.0 Figure 7.5, the project site is located in an area with low to no susceptibility to rock falls or landslides. Compliance with the CBC, as well as state and local regulations, is required. The project site was not tested for Radon as the project location is within a Moderate Zone 2. Once building construction plans are completed, a certified consultant will</p>	<p>MM HAZ 1: Conduct Radon testing by a certified professional prior to approval of building permits and incorporate recommended safety improvements in final building construction. MM NOI 4: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards. MM NOI 5: The contractor shall place all stationary construction equipment so that emitted noise is directed away from nearby single-family detached residential</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>conduct the testing and determine the level of construction improvements which may include design and install sub-surface Radon collection mat tied to 3" or 4" vents run up and out the roof. Nuisances - Nuisances and site safety would occur as project construction activities began and continued. Potential odor sources may result from construction equipment exhaust, the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction, and emissions would be temporary, short-term, and intermittent, ceasing upon completion. During the project development, adequate public safety warning signs and construction safety personnel will be required. Safety and traffic control will also be required for the project. These standard requirements reduce the potential impacts to a not significant level. Operational uses, such as project-generated refuse, would be covered in containers and removed regularly in compliance with the City's solid waste regulations. Noise -The project would not develop new noise sources inconsistent with the City's General Plan for residential development and would not significantly impact adjacent off-site uses. The project's conditions of approval under the Precise Plan and 15183 CEQA Exemption will ensure compliance with the City of Palm Desert's Noise Element of the General</p>	<p>dwelling units. MM NOI 6: The contractor shall locate equipment staging in areas that will cre-ate the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction. MM NOI 7: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. MM NOI 8: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the project site with the contact phone number.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Plan. The project would not develop new noise sources inconsistent with the City's General Plan for residential development and would not significantly impact adjacent off-site uses. As stated in the MPDSP Mitigated Negative Declaration (MND), page 44, "Construction noise will occur throughout the project build-out, as each planning area is developed. Construction noise, however, is temporary and periodic. The nearest existing sensitive receptors to the proposed project site are approximately 100 feet to the west across Dinah Shore Drive. Source: PDGP, FEIR, Section 7. Noise Figure 7.1,4.12,12.0 Noise, Municipal Code (MC) Title 15, MSP/ISMND, and Acoustical Assessment Palm Villas at Millennium Project prepared by Kimley Horn Dec 2021</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	<p>The availability of affordable housing would provide its eligible residents with closer access to public facilities and commercial businesses. Project construction activities may provide temporary short-term employment for construction workers in the City and surrounding area. Still, these jobs are not expected to change income patterns within the City and surrounding area significantly.</p>	
Demographic Character Changes / Displacement	2	<p>The project will develop access to affordable housing to meet the needs of the City. The City Housing Element for the 6th Cycle includes the Regional Housing Needs Assessment (RHNA). This project will help fulfill the required RHNA numbers for the City's affordable housing needs. No displacement of persons will be associated with the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project as the site is currently vacant and used for pastureland. In choosing an architectural style for the project, the character and scale of the surrounding neighborhood have been considered to ensure that the project design would complement the surrounding area.</p>	
Environmental Justice EA Factor	2	<p>The project is not located in a low-income and/or minority community, and there is no evidence of historical environmental injustices or disproportionate impacts burdening low-income and/or minority persons or communities in this area. However, the project may be able to remedy some disparity by offering affordable housing to all.</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	<p>The proposed project is located within the Palm Springs Unified School District (PSUSD). PSUSD continues to plan for expanded facilities to serve the growing population within the district boundaries. The project is required to pay the state-mandated school fees in place when development occurs. These fees are designed to mitigate impacts on schools by providing funds to construct new facilities. As part of the MSP, a 27-acre park is proposed adjacent to the proposed project. The project will pay a fee is designed to reduce the impacts of new development on City park facilities. Palm Desert General Plan (PDGP), Millenium Palm Desert Specific Plan (MSP)/MND, Palm Villas at Millenium Notice of Exemption (PVAM NOE) Palm Desert Municipal Code</p>	
Commercial Facilities (Access and Proximity)	2	<p>The project site is located between Monterey Ave and Cook Street and south of Highway 10. As such, many</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		commercial establishments are close to the project. Walmart, Costco, Sam's, and other retailers are 1.3 miles west along Monterey, with medical and retail services and auto-related uses along Cook. Source: Google Maps June 24, 2024.	
Health Care / Social Services (Access and Capacity)	2	Medical Clinics, including Kaiser Permanente are located nearby on both Cook and Monterey Ave, with Eisenhower Medical Center 2.7 miles to the southwest. Source: Google Maps June 24, 2024	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The PDGP Public Utilities and Services chapter addressed Climate Adaptation and Sustainability, including Goal 4 of having near-zero waste. The City of Palm Desert contracts with Burrtec Waste and Recycling Services to provide waste and recycling services. Source: PDGP, FEIR, MSP/MND, PVAS NOE.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Coachella Valley Water District provides wastewater and sewage collection and treatment services. The developer is required to install and pay for sewer infrastructure as required by the PDGP. Sewer connections are constructed for the project. Source: PDGP, FEIR, MSP/MND, PVAS NOE. City Website https://www.palmdesert.gov/our-city/departments/public-works/waste-management-and-recycling-services .	
Water Supply (Feasibility and Capacity)	2	The PDGP and FEIR analyzed the impact on water supply caused by the development through 2033. The Coachella Valley Water District has the capacity to serve the project site, with water pipes installed on Gerald Ford Drive. Source: PDGP, FEIR, MSP/MND, PVAS NOE.	
Public Safety - Police, Fire and	2	The PDGP, FEIR, MSP/MND, and PVAM NOE analyzed the impact on Police,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Emergency Medical		<p>Fire, and Emergency Medical needs caused by the development through the year 2033. The MSP/MND further analyzed the impacts. It was determined that the increased need for Police, Fire, and Emergency Medical caused by new development could be mitigated. The contribution to the maintenance of fire services through the City's structural fire tax, which is assessed on property tax bills, assures that the City can continue to provide fire services as development occurs. Fire and Medical services are provided through Riverside County Fire Dept. The proposed project will generate property tax and, in this manner, contribute to the offset of its increased demand. All developments associated with the proposed project will be subject to review by the City Police Department and will include a review of defensible space and adequate levels of security lighting around buildings, parking lots, and other areas. Source: PDGP, FEIR, MSP/MND, PVAS NOE.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The PDGP, FEIR, MSP/IS MND, and PVAM NOE analyzed the impact on parks and recreation facilities caused by development through 2033. As part of the MSP, a 27-acre park is proposed adjacent to the proposed project. By developing the proposed park within the project, the City will expand its recreational opportunities for residents in this part of the City beyond the proposed project. Onsite amenities include open space, a tot lot, and a splash pad. Source: PDGP, FEIR, MSP/MND, PVAS NOE.</p>	
Transportation and Accessibility	2	<p>The proposed project is consistent with the "Town Center Neighborhood" land use designation assigned by the PDGP</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Capacity)		<p>and evaluated in the FEIR. The FEIR determined that, upon implementing standards, regulatory requirements, and PDGP policies and programs, implementing the General Plan would result in less than significant impacts on traffic materials. Further, the total number of residential units built within the MPDSP is less than the projected units and less than that analyzed in the FEIR. The proposed project will be subject to standards, regulatory requirements, and General Plan policies and programs associated with traffic materials, as applicable to residential development, and they would be for other projects in the City. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the FEIR. The impact was adequately addressed in the FEIR and would not change. Sunline Transit Agency (STA) operates existing services in near proximity to the site at Cook Street. The nearest existing STA route is Route 5, approximately 4,000 feet to the east from the site on Cook Street near the Cal State University San Bernardino satellite campus. Pedestrian connections between the site and existing amenities are incomplete. However, planned developments will extend the sidewalk along Gerald Ford Drive, expanding pedestrian connectivity from the site to existing transit. Additionally, the site is located within an area serviced by SunRide, which provides on-demand rideshare service for transit users. The project has sidewalks and accessible features throughout the project site. Source:</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Precise Plan (PP), PDGP, FEIR, MSP/IS MND, PVAS NOE.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The project site was mass-graded, and backbone infrastructure was installed. It is a flat site that is currently vacant and does not contain any unique natural features or water resources. Source: MSP/IS MND, PVAS NOE, PP and TMP Project, Google Maps June 24, 2024	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	The project site was mass-graded, and backbone infrastructure was installed. It is a flat site that is currently vacant, contains limited vegetation, and does not require the introduction, modification, disruptions, etc., of wildlife. It does not contain any habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). The Federal Migratory Bird Treaty Act (MBTA) requires that any vegetation or tree removal or other ground-disturbing activities occurring between January 1 and August 31 with the potential to impact nesting birds be preceded by a nesting bird survey to determine if there is a potential impact to such species. Conducting construction activities outside of the breeding season (September 1 through December 31) can avoid having to implement such measures. The	MM BIO 1 To comply with the MBTA, any vegetation or tree removal, or other ground-disturbing activities occurring in any planning area between January 1 and August 31 with the potential to impact nesting birds shall be preceded by a nesting bird survey to determine if there is a potential impact to such species. All vegetation and suitable nesting habitat (including open ground) on the project site, whether or not it will be removed or disturbed, shall be surveyed for nesting birds. If no nests are present, this mitigation measure will be concluded. If active nests of any native bird are

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>mitigation measures set forth below will mitigate potential impacts to sensitive species to less than significant levels. Reference: "PD 80m LLC Master Plan and Development Project Biological Resources Assessment, prepared by AMEC July 2014; Palm Desert General Plan, project materials as included in the Final Initial Study (IS) Mitigated Negative Declaration (MND) for the Millennium Palm Desert Specific Plan (MSP) Pages 26-28 filed April 2, 2015, accessed June 22, 2024. Google Maps June 24, 2024</p>	<p>found on-site, they will be avoided until after the young have fledged. MM BIO 2 A protocol-compliant burrowing owl survey will be conducted prior to the initiation of ground-disturbing activities on any part of the project site.</p>
Other Factors 1	3	<p>Tribal Consultation was conducted, and the Agua Caliente Band of Cahuilla Indians requested consultation. Through the Consultation process, the Tribe requested that a Tribal Monitor be onsite during ground disturbance. A Mitigation Measure is added to include a Tribal Monitor during initial ground disturbance.</p>	<p>MM CUL 1 The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground-disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt, and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.
Other Factors 2	2	There are no other factors.	
CLIMATE AND ENERGY			
Climate Change	2	<p>The project has been designed to withstand the expected climate-related changes in the area. As discussed under Land Development - Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water runoff, the project has been designed to prevent Erosion and Landslides and to transport water in the event of storm events preventing Inland Flooding. The project has also been designed to California Building Code and the State's Title 24 energy regulations, including water-saving devices for indoor and outdoor water fixtures. All outdoor landscaping must be designed to the State's Model Water Efficient Landscape Ordinance (MWEL0). The purpose of water-efficient landscape ordinances is not only to increase water efficiency but to improve environmental conditions in the built environment. These water-saving techniques employed by the project help to reduce Drought conditions. The project is not in a high-fire area, so Wildfire is not a significant issue. Nevertheless, the project has been well-designed and landscaped to provide an urban interface. Lastly, the project has been designed using cool roofs and natural vegetation where appropriate. Cool roofs and Natural vegetation help reduce the Increasing Temperatures/ Extreme Heat effect. The project is not located in a coastal area, so Sea Level</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Rise and Coastal Storms are not anticipated at this location.	
Energy Efficiency	2	The project will comply with the California Building Code and the State's Title 24 energy regulations. These requirements include the use of Energy Star appliances and water-saving fixtures. Complying with these requirements alone will reduce energy consumption compared with conventional residential development without these requirements. In addition, the project exceeds Title 24 requirements by 2.7%. The project site is located near transit with a bus stop to be installed at the project frontage on Gerald Ford Drive. As previously stated, shopping and services are also conveniently located within 1.5 miles at Monterey Ave and at Cook Street. With commercial and service opportunities in close proximity to employment, opportunities would also be available. The proximity to public transportation, shops, and services can reduce the energy consumed for transportation.	

Supporting documentation

- [NOD - Millennium SP TPM 36792 TTM 36793 HTE 14-332.pdf](#)
- [Millennium Specific Plan County CEQA Posting.pdf](#)
- [8 NOE 15183 Final.pdf](#)
- [RES 2022-85 Palm Communities.pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed

by:

Annjanette Aguilar

8/23/2024 12:00:00 AM

[Site Visit 8_23_24.docx](#)

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

California Coastal Commission Map Coastal Boundary, Coastal Zone Boundary (ca.gov), accessed June 22, 2024. California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed June 22, 2024. The City of Palm Desert Precise Plan and Tentative Parcel Map and 15183 Exemption, Approval Resolution No. 2022-85 dated October 13, 2022. City of Palm Desert General Plan (PDGP) and Final Environmental Impact Report (FEIR), dated November 10, 2016, Accessed June 22, 2024, <https://www.palmdesert.gov>, Millennium Palm Desert Specific Plan (MSP) and Mitigated Negative Declaration dated March 12, 2015. Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C1615G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed June 22, 2024. Google Maps, accessed June 22 and 24, 2024. National Wild and Scenic Rivers System, California (rivers.gov), accessed June 22, 2024. Historical/Archaeological Resources Survey Report, prepared by CRM TECH, dated July 24, 2014. Phase I Environmental Site Assessment, SCS Engineers, dated September 20, 2021. ADD AIR QUALITY Design Phase Geotechnical Investigation, prepared by PETRA Geosciences, dated November 16, 2021. Acoustical Assessment, prepared by Kimely Horn, dated December 2022. Preliminary Drainage Study dated June 20, 2022. Preliminary Drainage Study dated June 20, 2022. General Biological Resources Assessment, prepared by AMEC Environment & Infrastructure, dated December 2013, updated July 2014. U.S. Environmental Protection Agency Sole source Aquifers for Drinking Water, Interactive Maps, Sole Source Aquifers (arcgis.com), accessed June 22, 2024. U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed June 22, 2024. U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed June 25, 2024.

List of Permits Obtained:

1. Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment (EA) 22-0003 (Approved). 2. Grading Permit Issuance 3. Final Parcel Map Recorded 4. Building Permit Issuance 5. Landscape Permit Issuance

Public Outreach [24 CFR 58.43]:

Neighborhood Outreach - Two (2) meetings with neighboring residents were conducted, with mailed notices sent to residents within 1,000 feet of the project site and all residents of the Genesis community. The first meeting was held on March 31, 2022, using video teleconferencing technology. The Applicant presented the project proposal to residents in attendance and fielded questions. The second meeting was held on July 27, 2022, at the Palm Desert iHub located at 37023 Cook Street, Suite

102. This meeting was attended by 13 residents, most of the Genesis Community. Planning Commission Meeting - August 16, 2022 City Council Meeting - October 13, 2022 FONSI -

Cumulative Impact Analysis [24 CFR 58.32]:

This single and discrete project is not linked with other ongoing or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, no cumulative impacts from associated or future projects are related to this site. Additionally, the City has evaluated cumulative development impacts under the MSP/IS MND and the City's General Plan and FEIR. It has accounted for incremental, cumulative impacts related to development at this and adjacent sites within the City. As a result of those evaluations, the City has outlined a Housing Plan in the Housing Element of the General Plan to set forth the City's goals, policies, and programs to address the identified housing needs and issues. Compliance with the City's goals, policies, and programs will be required for approval and completion of the project.

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

No alternative besides the No Action Alternative was considered during the evaluation of the project.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative would not construct any residential development on the site and would keep the property as vacant land for the foreseeable future. Under this alternative, no affordable housing would be developed, and the City would continue to require affordable housing developments to meet the RHNA requirements. The selection of the No Action Alternative would not meet the stated Purpose and Need, which is to provide affordable housing.

Summary of Findings and Conclusions:

The Palm Villas at Millennium project involves the development of an affordable multi-family residential project that allows the residents to live in a safe, supportive, and affordable environment. The project site will connect to the existing City of Palm Desert services, including water, sewer, and power. Additionally, the project has existing police and fire services, transportation infrastructure, and public transportation services. Environmental analysis was completed for the approval of the project by the City of Palm Desert under a CEQA Section 15183 Exemption and an IS/MND for the underlying Millennium Specific Plan and through the Environmental Assessment for NEPA. Mitigation measures have been incorporated to address potential impacts so that the project has a less than significant impact. The project intends to provide affordable multi-family housing for the City of Palm Desert area. The project would comply with the City of Palm Desert's Housing Element policies and

Goals, Policies, and Programs listed as follows: Goal 1 - A variety of housing types that meet all of the housing needs for all income groups within the City. Goal 2 - The preservation and maintenance of the high quality of the City's affordable housing supply. Policy 1 - New affordable housing projects shall be encouraged in all areas of the City. Special attention will be made to distributing the units so that large concentrations of affordable housing in any one area are avoided. Program 1.A - The City shall work with affordable housing developers, non-profit agencies, and other stakeholders to implement the following affordable housing projects for extremely low, very low, low, and moderate-income households during the planning period. Program 1.B - The City will utilize public-private partnerships, grants and third party funding for projects, and density bonus incentives Program 3.A - The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues. The project will provide a total of 241 units and is considered 100 percent affordable, as the manager's unit is exempt. Based on the above environmental analysis and findings, with the implementation of the mitigation measures described, the project will not result in a significant effect on the environment.

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
Contamination and Toxic Substances	The project site is shown on the EPA Map as Zone 2, which has a moderate potential; average indoor radon levels may be between 2 and 4 pCi/L. There is limited Radon testing in Riverside County that relies on resource data. Building construction has not commenced, so site-specific Radon testing has not occurred. Once the project is ready to move forward, testing would be completed by a certified	N/A	Applicant to ensure all plans include notes referencing the proposed requirements and all contractors are aware of the requirements. A certified professional	

	<p>professional to determine any levels of Radon are onsite. After building construction, a certified firm will test the interior environment, and if Radom is present, will cut the vent in the attic space and install continuous run-in-line exhaust vents to produce negative pressure below the slab. The approach is to design and install sub-surface Radon collection mat tied to 3" or 4" vents run up and out the roof. No remediation or clean-up is anticipated at this time.</p>		<p>will conduct Radon testing and oversee construction to ensure that it meets HUD requirements.</p>	
<p>Noise Abatement and Control</p>	<p>MM NOI 1 Construction of an approximately 1,215-foot long, 8-foot-high sound wall along the northern property, and the construction of an approximately 1,200-foot long, 6-foot-high sound wall along the southern property boundary (consistent with Mitigation Measure 6 for the Millennium Palm Desert Project IS/MND).</p> <p>MM NO 2 Prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the outside-facing residential units identified in Exhibit 9 shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor.</p> <p>MM NOI 3 After the final</p>	<p>N/A</p>		

	<p>architectural drawings have been developed, and prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the applicable Project plans and specifications include sound-rated windows and entry doors on the residential facades identified in Exhibit 10. These receptor locations require a minimum Sound Transmission Class (STC) rating of 29.</p>			
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>MM HAZ 1: Conduct Radon testing by a certified professional prior to approval of building permits and incorporate recommended safety improvements in final building construction. MM NOI 4: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer standards. MM NOI 5: The contractor shall place all stationary construction equipment so that emitted noise is directed away from nearby single-family detached residential dwelling units. MM NOI 6: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction. MM NOI 7: The construction contractor shall</p>	<p>N/A</p>	<p>Applicant to ensure all plans include notes referencing the proposed requirements and all contractors are aware of the requirements.</p>	

	<p>limit haul truck deliveries to the same hours specified for construction equipment. MM NOI 8: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the project site with the contact phone number.</p>			
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>MM BIO 1 To comply with the MBTA, any vegetation or tree removal, or other ground-disturbing activities occurring in any planning area between January 1 and August 31 with the potential to impact nesting birds shall be preceded by a nesting bird survey to determine if there is a potential impact to such species. All vegetation and suitable nesting habitat (including open ground) on the project site, whether or not it will be removed or disturbed, shall be surveyed for nesting birds. If no nests are present, this mitigation measure will be concluded. If active nests of any native bird are found on-site, they will be avoided until after the young have fledged. MM BIO 2 A protocol-compliant burrowing owl survey will be conducted prior to the initiation of ground-disturbing activities on any part of the project site.</p>	N/A	<p>Applicant to ensure all plans include notes referencing the proposed requirements and all contractors are aware of the requirements. Applicant to ensure surveys are completed prior to ground disturbance.</p>	
<p>Other Factors 1</p>	<p>MM CUL 1 The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground-disturbing activities (including archaeological testing and</p>	N/A	<p>The applicant shall enter into a Tribal Monitoring Agreement for a Native</p>	

	surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt, and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.		American Cultural Resource Monitor to be on-site during any ground-disturbing activities.	
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Project Mitigation Plan

Palm Communities, in conjunction with the City of Palm Desert, will ensure that the mitigation measures are carried out and monitored per the Mitigation Monitoring Report Plan under the MSP IS/MND and the Environmental Assessment (EA).

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project is in compliance with Airport Hazards requirements. The City of Palm Desert, where the project site is located, is not within two miles of a public-use airport, an airport planning area, or any private airstrips. The closest airport is 7.66 miles

Supporting documentation

[Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Reference: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper ([usgs.gov](https://www.usgs.gov)), accessed June 22, 2024.

Supporting documentation

Are formal compliance steps or mitigation required?

- Yes
- ✓ No

Flood Insurance

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

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

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

Yes

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

[FIRMETTE_25155a9b-bdd3-4dbd-9a68-720f896536bf.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

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

No

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

Yes

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

Yes

No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

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

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

Carbon monoxide	0.07	ppm (parts per million)
Lead	0.15	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <2.5 microns	9.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	20.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:

Southcoast Air Quality Management District. Final 2016 Air Quality Management Plan

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

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

Enter the estimate emission levels:

Carbon monoxide	0.07	ppm (parts per million)
Lead	0.15	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <2.5 microns	9.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	20.00	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's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. MD Acoustics has completed an Air Quality, Greenhouse Gas, and Energy Impact Study for the proposed Palm Villas at Millennium. Based on output from CalEEMod, the project would not exceed applicable regional or localized thresholds of significance established by the South Coast Air Quality Management District (SCAQMD) for the construction or operation of the project, including any overlap that may occur between Phase I operation and Phase II construction (see section 6 beginning on page 48, tables 10 through 13 of the Air Quality, Greenhouse Gas, and Energy Impact Study). Additionally, project-related GHG emissions meet the SCAQMD draft threshold and are also considered to be less than significant (see Table 15 of the impact study).

Supporting documentation

[03942405_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

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act. The project site is not within the Coastal Zone. There are no coastal barrier resources within California. Reference: U.S. Fish & Wildlife Coastal Barrier Resources Act (CBRS), CBRS Mapper CBRS Mapper (usgs.gov), accessed June 22, 2024.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

- ASTM Phase I ESA
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening.
- None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD’s toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

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

✓ No

Explain:

SCS has performed an Assessment of Northeast Corner of the Intersection of Gerald Ford Drive and Pacific Avenue, Palm Desert, California, Assessor's Parcel Number (APN) 694-120-028 (Site), in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment Process E 1527-13 and the U.S. Environmental Protection Agency (EPA), 40 Code of Federal Regulations (CFR) 312, Standards and Practices for All Appropriate Inquiries, Final Rule (AAI). No obvious indications of the storage or use of hazardous materials and/or petroleum products were observed at the Site during the Site reconnaissance. No obvious indications of the generation of hazardous wastes were observed at the Site during the Site reconnaissance. With the exception of minor household debris observed in the southwest portion of the Site, no obvious indications were observed that a release of hazardous materials/wastes or petroleum products had occurred at the Site. The minor debris releases identified above on are considered likely to be de minimis as defined by ASTM. This Assessment has revealed no evidence of a recognized environmental condition in connection with the Site. See Phase I Environmental Assessment prepared by SCS Engineers dated September 20, 2021.

Yes

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

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

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

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.

- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

8. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated. Project cannot proceed at this location.

Yes, all adverse environmental impacts can be eliminated through

mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.

Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls.**

The project site is shown on the EPA Map as Zone 2, which has a moderate potential; average indoor radon levels may be between 2 and 4 pCi/L. There is limited Radon testing in Riverside County that relies on resource data. Building construction has not commenced, so site-specific Radon testing has not occurred. Once the project is ready to move forward, testing would be completed by a certified professional to determine any levels of Radon are onsite. After building construction, a certified firm will test the interior environment, and if Radon is present, will cut the vent in the attic space and install continuous run-in-line exhaust vents to produce negative pressure below the slab. The approach is to design and install sub-surface Radon collection mat tied to 3" or 4" vents run up and out the roof. No remediation or clean-up is anticipated at this time.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon was not completed - testing will be completed after building plans are reviewed by a certified professional and elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[PD-PVAM Phase I ESA 9-20-21.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

Explain your determination:

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by the local HUD office. This project is in compliance with the Endangered Species Act. This site was previously graded under the Millennium Palm Desert Specific Plan, and biological resources were reviewed environmentally under the MSP and IS/MND. A biology survey and study were prepared for the IS/MND and found limited vegetation and no endangered species. Subsequent to the IS/MND, the site was graded and has been vacant since. It does not contain any habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 *et seq.*), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). Reference: "PD 80m LLC Master Plan and

Development Project Biological Resources Assessment, prepared by AMEC July 2014; Mitigated Negative Declaration for the Millennium Palm Desert Specific Plan filed April 2, 2015, accessed June 22, 2024.

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. This site was previously graded under the Millennium Palm Desert Specific Plan, and biological resources was reviewed environmentally under the Mitigated Negative Declaration. The site has been vacant since grading. It does not contain any habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). The Federal Migratory Bird Treaty Act (MBTA) requires that any vegetation or tree removal or other ground-disturbing activities occurring between January 1 and August 31 with the potential to impact nesting birds be preceded by a nesting bird survey to determine if there is a potential impact to such species. Conducting construction activities outside of the breeding season (September 1 through December 31) can avoid having to implement such measures. The mitigation measures set forth will mitigate potential impacts to sensitive species to less than significant levels. Reference: "PD 80m LLC Master Plan and Development Project Biological Resources Assessment, prepared by AMEC July 2014; Palm Desert General Plan, project materials as included in the Final Initial Study (IS) Mitigated Negative Declaration (MND) for the Millennium Palm Desert Specific Plan (MSP) Pages 26-28 filed April 2, 2015, accessed June 22, 2024.

Supporting documentation

[Biological Resources Assessment prepared by AMEC July 2014.pdf](#)

Are formal compliance steps or mitigation required?

- Yes
- No

Explosive and Flammable Hazards

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

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

- ✓ No
- Yes

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

- No
- ✓ Yes

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

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

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

- ✓ No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. State and Federal database searches and reviews of the subject property failed to locate any explosives or flammable hazards at or adjacent to the project site. Known gasoline and diesel fueling stations are located east of the project site on the other side of Cook Street but do not constitute a hazard to the project. Reference: Phase I Environmental Site Assessment, SCS Engineers, September 20, 2021, and Google Maps accessed June 22, 2024.

Supporting documentation

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:

A review of the FMMP found the project to be designated "Other Land." The FMMP definition of "Other Land" is below, and it is not farmland. Other Land (X): Land which does not meet the criteria of any other category. Typical uses include low density rural development, heavily forested land, mined land, or government land with restrictions on use. The property is vacant and surrounded by vacant land and single-family residential and, as noted above, is not designated for farmland. Therefore, the project would not affect any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no impact, directly, indirectly, or cumulatively, would occur to farmland. California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed June 22, 2024.

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

A review of the FMMP found the project to be designated "Other Land." The FMMP definition of "Other Land" is below, and it is not farmland. Other Land (X): Land that does not meet the criteria of any other category. Typical uses include low-density rural development, heavily forested land, mined land, or government land with

restrictions on use. The property is vacant and surrounded by vacant land and single-family residential and, as noted above, is not designated for farmland. Therefore, the project would not affect any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no impact, directly, indirectly, or cumulatively, would occur to farmland. California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed June 22, 2024. Sources: City of Palm Desert General Plan and (FEIR), (Technical Background Report 3. Agricultural Resources and Figure 3-1 Farmland in Palm Desert and Sphere of Influence) and MSP/IS MND

Supporting documentation

[Farmland Map Figure 3.pdf](#)

[Farmland Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

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

Yes

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

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

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

- (1) The property is cleared of all existing buildings and walled structures; and
- (2) The property is cleared of related improvements except those which:
 - (i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);
 - (ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and
 - (iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

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

or other HUD assistance.

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

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

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

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

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

Describe:

No

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. As previously stated, the project site is located within a Special Flood Hazard Area Zone X. FEMA has determined that the Zone X areas are outside the 0.2% annual chance of flood. Areas designated as Zone X are considered areas of moderate flood risk under the National Flood Insurance Program, and flood insurance is not required for these properties. Reference: Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06065C165G effective August 28, 2008, and FEMA Flood Map Service Center: Search By Address accessed June 22, 2024.

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) Response Period Elapsed

Advisory Council on Historic Preservation Not Required

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

Agua Caliente Band of Cahuilla Indians Completed

✓ Cahuilla Band of Indians

Response Period Elapsed

Other Consulting Parties

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

Consultation was initiated on March 12, 2024, with SHPO. No response was received. Consultation was initiated with the Agua Caliente Band of Cahuilla Indians and Cahuilla Band of Indians on March 5, 2024. The Cahuilla Band of Indians requested materials, which were sent on March 18, 2024 - no comments were received. The Agua Caliente Band of Cahuilla Indians responded on April 2, 2024, and requested a Tribal Monitor on-site during ground disturbing activities reaching native soils.

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

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

Yes

No

Step 2 – Identify and Evaluate Historic Properties

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

The project is located on 10.49 acres of land on the north side of Gerald Ford Drive, Between Dinah Shore Drive and Cook Street, in the City of Palm Desert, identified as Assessor's Parcel Numbers (APNs) 694-120-028 and a portion of 694-120-029, which will be subdivided into two parcels, one for each phase. The property is currently vacant and is surplus land owned by the City of Palm Dsert.

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**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. A 2014 Historical Resources and Archaeological Resources Survey was conducted for the MPDSP IS. Historical/archaeological resources records and contact with Native American representatives were completed. An intensive field survey was conducted. The Survey found no evidence of historical or archaeological resources in the project area. The proposed project will be subject to standards, regulatory requirements, General Plan policies, and programs associated with cultural resources, as would other projects in the City. No site changes occurred since 2014 resulting in any new finds. Tribal Consultation was conducted, and the Agua Caliente Band of Cahuilla Indians requested consultation. Through the Consultation process, the Tribe requested that a Tribal Monitor be onsite during ground disturbance. A Mitigation Measure is added to include a Tribal Monitor during initial ground disturbance. No sites were identified in the National Register Information System - June 22, 2024. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

Supporting documentation

[Tribal Monitor Mitigation Measure.pdf](#)
[03-026-2014-001ACBCI4_2_2024.pdf](#)
[MSP FINAL Initial Study and MND.pdf](#)
[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.

- ✓ Noise generators were found within the threshold distances.

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

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

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

Is your project in a largely undeveloped area?

- ✓ No

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

Yes

Unacceptable: (Above 75 decibels)

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

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

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

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

- ✓ Mitigation as follows will be implemented:

MM NOI 1 Construction of an approximately 1,215-foot long, 8-foot-high sound wall along the northern property, and the construction of an approximately 1,200-foot long, 6-foot-high sound wall along the southern property boundary (consistent with Mitigation Measure 6 for the Millennium Palm Desert Project IS/MND). MM NO 2 Prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the outside-facing residential units identified in Exhibit 9 shall incorporate noise attenuating balcony and/or patio treatments. Balconies more than 6 feet deep and patios shall include a barrier that is at least 42 inches high as measured from the floor. MM NOI 3 After the final architectural drawings have been developed, and prior to the issuance of building permits, the Project Applicant shall demonstrate, to the satisfaction of the City of Palm Desert Building Official that the applicable Project plans and specifications include sound-rated windows and entry doors on the residential facades identified in Exhibit 10. These receptor locations require a minimum Sound Transmission Class (STC) rating of 29.

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

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 72.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation with mitigation. A noise impact analysis has been completed to determine the noise exposure levels that would result from off-site transportation noise sources and to identify potential noise reduction measures that would achieve acceptable project exterior and interior noise levels. The primary source of traffic noise affecting the Project site is from I-10. However, the Project would also be exposed to traffic noise from Gerald Ford Drive and Dinah Shore Drive, as well as train noise from freight and Amtrak pass-bys on the UPRR rail line to the north. This analysis addresses on-site exterior and interior noise levels at proposed residential receptors/receivers. As shown in Table D-1 of the Acoustical Analysis, exterior traffic and train noise levels would range from 54 dBA CNEL to a maximum of 72 dBA CNEL at first-floor receptors, from 54 dBA CNEL to a maximum of 71 dBA CNEL at second-floor receptors, and from

55 dBA CNEL to a maximum of 72 dBA CNEL at third-floor receptors. Combined interior noise levels would range from 29 dBA CNEL to a maximum of 47 dBA CNEL at first-floor receptors, from 29 dBA CNEL to a maximum of 46 dBA CNEL at second-floor receptors, and from 29 dBA CNEL to a maximum of 47 dBA CNEL at third-floor receptors; Acoustical Analysis Table D-1. As indicated in Table D-1, on-site noise levels from traffic and train noise sources would exceed the City's 65 dBA CNEL exterior noise standard at 68 residential receivers on the first floor, 74 residential receivers on the second floor, and 86 residential receivers on the third floor. Noise levels at the park/recreation area in the northern portion of the Project site would also exceed the City's normally acceptable noise standard of 70 dBA CNEL for playgrounds/neighborhood parks; see Table D-1. Further, the 45 dBA CNEL interior noise standard would be exceeded at 6 residential receivers on the first floor, 4 residential receivers on the second floor, and 5 residential receivers on the third floor. Based on standard construction practices and the Project's heating, ventilation, and air conditioning (HVAC) system, interior noise levels at these receivers would be 45 dBA CNEL or lower in compliance with the State Building Code and would not require additional noise insulation features. Sources: PDGP, FEIR, Municipal Code, MSP MND, Acoustical Assessment prepared by Kimley Horn December 2021

Supporting documentation

[Palm Villas at Millennium_Noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The EPA maps Sole Source Aquifers (SSA). An evaluation of the EPA's data shows no SSAs near the project site. Reference: United

States Environmental Protection Agency Sole Source Aquifers for Drinking Water, Interactive Maps, Sole Source Aquifers (arcgis.com), accessed June 22, 2024.

Supporting documentation

[Sole Source Aquifer.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The property is vacant and does not contain any wetlands, and the project will not redistribute water flow in such a way as to impact wetlands. This site was previously graded under the Millennium Palm Desert Specific Plan, and biological resources was reviewed environmentally under the Mitigated Negative Declaration. The site has been vacant since grading. It does not contain any wetlands. Reference: "PD 80m LLC Master Plan and Development Project Biological Resources Assessment, prepared by AMEC July 2014; Palm Desert General Plan, project materials as included in the Mitigated Negative Declaration for the Millennium Palm Desert Specific Plan Pages 26-28 filed April 2, 2015, accessed June 22, 2024. Also, U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed June 22, 2024.

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

Yes

 No

Wild and Scenic Rivers Act

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

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

No

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

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

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. This project is not located near any watercourse or river that is included under the Wild and Scenic Rivers Act, and no Section 7 Report is required. Reference: National Wild and Scenic Rivers System, California (rivers.gov), accessed June 22, 2024.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project will not have negative impacts on low-income and minority persons. The project is being developed to provide economically disadvantaged groups access to affordable housing. The project will not displace or otherwise negatively impact low-income or minority persons as it does not require the removal of any housing for its development. The project is seen as an overall benefit to economically disadvantaged groups.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

PUBLIC NOTICE
September 16, 2024

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparer (760) 863-2541

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 October 1, 2024, 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: Palm Villas at Millennium

PURPOSE: The project activity includes the use of 120 PBVs to serve as a rental subsidy for Palm Villas at Millennium (Palm Villas) by the Palm Communities, a California corporation and affordable housing developer. Palm Villas will consist of the new two-phased construction of a 241-unit multi-family development (which includes 2 manager's unit) of affordable rental housing for low-income family households. The Proposed Project will be built in two phases. Phase I includes five 3-story low rise twenty-four-unit apartment buildings with 121 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, 31 three-bedroom units. Phase I will consist of 120 PBVs, 60 PBVs units will be restricted for persons earning at or below 30% AMI and 60 PBVs units will be restricted for persons earning at or below 50% AMI of the area median income for the County of Riverside. Phase II includes five 3-story low rise twenty-four-unit apartment buildings with 120 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, and 29 three-bedroom units. A three-bedroom unit will be set aside for an on-site resident manager for each phase.

LOCATION: The property sits on a parcel totaling approximately 10.49 acres of land on the north side of Gerald Ford Drive between Cook Street and Dinah Shore Drive, in the City of Palm Desert, identified as Assessor's Parcel Numbers 694-120-028 and a portion of 694-120-029 which will be subdivided into two parcels, one for each phase.

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: Annjanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above **on or before October 1, 2024** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

NOTICIA PUBLICA

16 de septiembre del 2024

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside
3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparadora (760) 863-2541

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberán satisfacer las actividades que realizara el Condado de Riverside. Cualquier individuo, grupo o agencia que envié comentarios debe especificar en sus comentarios que “aviso” tiene la dirección de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 1 de octubre del 2024 o alrededor de esa fecha, el Condado de Riverside presentara una solicitud a la Oficina de Campo de Los Ángeles 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 Palm Villas at Millennium

PROPOSITO: La actividad del proyecto incluye el uso de 120 PBV para servir como subsidio de alquiler para Palm Villas at Millennium (Palm Villas) por parte de Palm Communities, una corporación de California y desarrollador de viviendas asequibles. Palm Villas consistirá en la nueva construcción en dos fases de un desarrollo multifamiliar de 241 unidades (que incluye 2 unidades del gerente) de viviendas de alquiler asequible para familias de bajos ingresos. El Proyecto Propuesto se construirá en dos fases. La Fase I incluye cinco edificios de apartamentos de 3 pisos de baja altura y veinticuatro unidades con un total de 121 unidades, incluida una unidad del gerente, que consta de 15 unidades de un dormitorio, 75 unidades de dos dormitorios y 31 unidades de tres dormitorios. La Fase I consistirá en 120 PBV, 60 unidades de PBV estarán restringidas para personas que ganan igual o menos del 30% del AMI y 60 unidades de PBV estarán restringidas para personas que ganan igual o menos del 50% del ingreso medio del área para el Condado de Riverside. La Fase II incluye cinco edificios de apartamentos de 3 pisos de baja altura y veinticuatro unidades con un total de 120 unidades, incluida una unidad del gerente, que consta de 15 unidades de un dormitorio, 75 unidades de dos dormitorios y 29 unidades de tres dormitorios. Se reservará una unidad de tres dormitorios para un administrador residente en el lugar para cada fase.

UBICACIÓN: La propiedad se encuentra en una parcela de aproximadamente 10.49 acres de tierra en el lado norte de Gerald Ford Drive entre Cook Street y Dinah Shore Drive, en la Ciudad de Palm Desert, identificada como la parcela del tasador número 694-120-028 y una parte de 694-120-029 que se subdividirá en dos parcelas, una para cada fase.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNIFICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annjanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a AABarreras@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente **en o alrededor del 1 de octubre del 2024** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

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

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

COUNTY OF RIVERSIDE HHPWS
3403 10TH STREET, SUITE 300
RIVERSIDE, CA 92501

Account Number: 5269086

Ad Order Number: 0011690904

Customer's Reference FONSI and RROF
/ PO Number: / Palm Villas at Millennium

Publication: The Press-Enterprise

Publication Dates: 09/16/2024

Amount: \$1,856.00

Payment Amount: \$0.00

Invoice Text: **PUBLIC NOTICE**
September 16, 2024

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparer (760) 863-2541

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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/>.

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NOTICIA PUBLICA

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considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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OBJECIONES A LA LIBERACION DE FONDOS

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Published The Press-Enterprise September 16, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
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5269086

COUNTY OF RIVERSIDE HHPWS
3403 10TH STREET, SUITE 300
RIVERSIDE, CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: FONSI and RROF / Palm Villas at Millennium

FILE NO. Palm Villas at Millennium

PROOF OF PUBLICATION

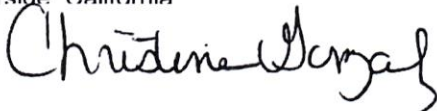
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

09/16/2024

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

Date: September 16, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. 0011690904

Ad Copy:

PUBLIC NOTICE
September 16, 2024

Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annjanette Aguilar, Preparer (760) 863-2541

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PURPOSE: The project activity includes the use of 120 PBVs to serve as a rental subsidy for Palm Villas at Millennium (Palm Villas) by the Palm Communities, a California corporation and affordable housing developer. Palm Villas will consist of the new two-phased construction of a 241-unit multi-family development (which includes 2 manager's unit) of affordable rental housing for low-income family households. The Proposed Project will be built in two phases. Phase I includes five 3-story low rise twenty-four-unit apartment buildings with 121 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, 31 three-bedroom units. Phase I will consist of 120 PBVs, 60 PBVs units will be restricted for persons earning at or below 30% AMI and 60 PBVs units will be restricted for persons earning at or below 50% AMI of the area median income for the County of Riverside. Phase II includes five 3-story low rise twenty-four-unit apartment buildings with 120 total units, including a manager's unit, consisting of 15 one-bedroom units, 75 two-bedroom units, and 29 three-bedroom units. A three-bedroom unit will be set aside for an on-site resident manager for each phase.

LOCATION: The property sits on a parcel totaling approximately 10.49 acres of land on the north side of Gerald Ford Drive between Cook Street and Dinah Shore Drive, in the City of Palm Desert, identified as Assessor's Parcel Numbers 694-120-028 and a portion of 694-120-029 which will be subdivided into two parcels, one for each phase.

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: Annjanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above on or before October 1, 2024 will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

NOTICIA PUBLICA

16 de septiembre del 2024

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 1 de octubre del 2024 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 Palm Villas at Millennium

PROPOSITO: La actividad del proyecto incluye el uso de 120 PBV para servir como subsidio de alquiler para Palm Villas at Millennium (Palm Villas) por parte de Palm Communities, una corporación de California y desarrollador de viviendas asequibles. Palm Villas consistirá en la nueva construcción en dos fases de un desarrollo multifamiliar de 241 unidades (que incluye 2 unidades del gerente) de viviendas de alquiler asequible para familias de bajos ingresos. El Proyecto Propuesto se construirá en dos fases. La Fase I incluye cinco edificios de apartamentos de 3 pisos de baja altura y veinticuatro unidades con un total de 121 unidades, incluida una unidad del gerente, que consta de 15 unidades de un dormitorio, 75 unidades de dos dormitorios y 31 unidades de tres dormitorios. La Fase II consistirá en 120 PBV, 60 unidades de PBV estarán restringidas para personas que ganan igual o menos del 30% del AMI y 60 unidades de PBV estarán restringidas para personas que ganan igual o menos del 50% del ingreso medio del área para el Condado de Riverside. La Fase II incluye cinco edificios de apartamentos de 3 pisos de baja altura y veinticuatro unidades con un total de 120 unidades, incluida una unidad del gerente, que consta de 15 unidades de un dormitorio, 75 unidades de dos dormitorios y 29 unidades de tres dormitorios. Se reservará una unidad de tres dormitorios para un administrador residente en el lugar para cada fase.

UBICACIÓN: La propiedad se encuentra en una parcela de aproximadamente 10.49 acres de tierra en el lado norte de Gerald Ford Drive entre Cook Street y Dinah Shore Drive, en la Ciudad de Palm Desert, identificada como la parcela del tasador número 694-120-028 y una parte de 694-120-029 que se subdividirá en dos parcelas, una para cada fase.

Esta actividad se puede realizar durante varios años.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: Annianette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a AABarreras@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente en o alrededor del 1 de octubre del 2024 serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

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

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