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

ITEM: 3.15
(ID # 29679)
MEETING DATE:
Tuesday, April 14, 2026

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING & WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for Palm Desert Housing Project, an Affordable Housing Apartment Community for Low-Income Qualified Households (Proposed Project), Located in the City of Palm Desert, Pursuant to the National Environment Policy Act, and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD); District 4. [100% Housing Choice Voicer 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 Desert Housing affordable housing project, an affordable housing apartment community for qualified low-income households (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;

2. Approve the attached Request for Release of Funds and Certification (RROF) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) for the Proposed Project;

Continued on Page 2
ACTION:Policy

Heidi Marshall, Director 3/25/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	April 14, 2026
xc:	HWS

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

RECOMMENDED MOTION: That the Board of Supervisors:

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: 100% Housing Choice Voicer Program Project Based Vouchers			**Budget Adjustment:** No **For Fiscal Year:** 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Affirmed Housing Group (Developer), a California nonprofit public benefit corporation and an affordable housing developer, was awarded a total of 74 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) through two competitive Request for Proposals released by the Housing Authority of the County of Riverside (HACR) on January 11, 2024 and July 25, 2025, for the development of Palm Desert Housing Apartments, an affordable housing apartment community for qualified low-income households (Proposed Project). The Proposed Project will be located on approximately 7.74 acres of land located at the northeast intersection of Frank Sinatra Drive and Cook Street in the City of Palm Desert, Riverside County, California, identified as Assessor Parcel Number 694-200-021 (Property). The Developer has formed a limited partnership known as Sinatra Family Housing, L.P. (Partnership), a California limited partnership, for the purpose of developing and financing new construction of the Proposed Project.

The Proposed Project will consist of 298 affordable rental units, including 7 studio units, 113 one-bedroom units, 101 two-bedroom units, 58 three-bedroom units, 16 four-bedroom units, and there are 3 three-bedroom manager units, within seven three-story and four-story residential buildings. The PBVs will serve as a rental subsidy for tenants with its own HCVP waitlist managed by HACR for families whose incomes are at or below 50% of area median income for the County of Riverside.

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 entity responsible 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 March 9, 2026, HWS completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the entity responsible for the environmental review process complete and execute the attached Request 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 County EA and FONSI and RROF was published on March 29, 2026 pursuant to 24 Code of Federal Regulations Section 58.43 and is attached hereto.

Staff recommend 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

Palm Desert Housing project will have a positive impact on community members and businesses in the County of Riverside as it provides housing for low-income families as well as creates jobs for local residents.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; the County's contribution will be funded with Housing Choice Voicer Program Project Based Vouchers.

Attachments:

- County of Riverside Environmental Assessment and Finding of No Significant Impact
- Request for Release of Funds – PBVs
- Proof of Publication and Public Notice

Stacey Pena, EO Management Analyst 4/7/2026

Aaron Gettis, Chief Deputy County Counsel 4/3/2026

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 Voucher

2. HUD/State Identification Number
CA027

3. Recipient Identification Number (optional)

4. OMB Catalog Number(s)
14.871

5. Name and address of responsible entity
County of Riverside, Board of Supervisors
c/o Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, CA 92501

6. For information about this request, contact (name & phone number)
Nicole Sanchez, 760.863.2825

8. HUD or State Agency and office unit to receive request
Community Planning and Development
300 N. Los Angeles Street, Suite 4054
Los Angeles, CA 90012

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 Desert Housing

10. Location (Street address, city, county, State)
NW corner of Frank Sinatra Drive and Cook Street,
Palm Desert, CA, 92211.

11. Program Activity/Project Description

The proposed project includes the use of 74 Project Based Vouchers (PBV) by Affirmed Housing a California development corporation to construct Palm Desert Housing, a 298 unit affordable housing project for low income families and seniors. The proposed project will consist of 298 affordable rental units, including 7 studio units, 113 one bedroom units, 101 two bedroom units, 58 three bedroom units, 16 four bedroom units, and there are 3 three bedroom manager units, within seven three-story and four-story residential buildings. The units will be rented to low income families and seniors, restricted to incomes at or below 50% of area median income for the County of Riverside.

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

Previous editions are obsolete

form **HUD-7015.15** (1/99)

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
x Karen S. Spiegel KAREN SPIEGEL	Chair, Riverside County of Board of Supervisors
	Date signed APR 14 2026

Address of Certifying Officer

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

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

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

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
x	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 AD 4/2/2026
AMRIT P. DHILLON DATE

ATTEST:
KIMBERLY A. RECTOR, Clerk
By _____ DEPUTY

form **HUD-7015.15** (1/99)

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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-Desert-Apartment-Project

HEROS Number: 900000010508823

Start Date: 11/19/2025

Project Location: Frank Sinatra Drive and Cook Street, Palm Desert, CA 92211

Additional Location Information:
The project site is 7.74 acres and is currently a vacant lot located at northwest corner of Frank Sinatra Drive and Cook Street (APN 694-200-021) in the City of Palm Desert, California.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Sinatra Family Housing, LP, is proposing to develop the Palm Desert Apartments Project. This project is designed in a contemporary Spanish style and would provide 298 affordable apartment units of which three would be set aside for on-site manager, and 412 parking spaces within six multi-level buildings. Buildings ranging from 3-4 levels. One single-level clubhouse would be located near the pool area. All buildings would be Type V construction. A community room and leasing office are located on the first level on the right side of three-story building on the corner of Cook Street and Frank Sinatra Drive. The 298 units would be comprised of seven studios, 113 one-bedroom, 101 two-bedroom, 61 three-bedroom (including three manager units) and 16 four-bedroom units. The buildings will be accessed via three, two-lane driveways. The main access will be from Frank Sinatra Drive on the south side with a secondary access from Cook Street on the east side and a west access which will exit to an existing cul-de-sac. The access driveways will connect to a round-about located near the center of the site that will facilitate vehicular access through the site and on-site parking areas. Water/sewer and other utilities (i.e., electrical, communication) would be provided via existing infrastructure located adjacent to the site. New landscaping would be installed per Chapter 24.04 (Water Efficient Landscape Requirements) of the Palm Desert Municipal Code and the City's current policies

Funding Information

Grant Number	HUD Program	Program Name	
0	Public Housing	Project-Based Voucher Program	$48,654,240.00

Estimated Total HUD Funded Amount: $48,654,240.00

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Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $172,476,498.00

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
Permits, reviews, and approvals	Site Development Permit
Historic Preservation National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	Unanticipated Discovery of Cultural Resources Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant and the lead agency for Section 106 to implement Native American consultation procedures. If the discovery proves significant under Section 106, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Unanticipated Discovery of Human Remains In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California PRC, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection

	within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

Project Mitigation Plan

Prior to the issuance of grading permits, the developer/permit applicant shall develop an agreement with the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office for the appropriate number of Native American Cultural Monitor(s). The Native American Cultural Monitor(s) shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Cultural Monitor(s) shall be onsite during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Native American Cultural Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

Preparer Signature: Nicole Sanchez **Date:** 3/9/2026

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

Certifying Officer Signature: Karen S. Spiegel **Date:** APR 14 2026

Name/ Title: KAREN SPIEGEL 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).

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY _____ 4/2/2026
AMRIT P. DHILLON DATE

APR 14 2026 3.15

See Proof on Next Page

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pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

Riverside County / HWS
3403 Tenth Street , Suite 300
Riverside, California 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011785536

FILE NO. 0011785536

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

03/29/2026

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

Date: March 29, 2026.
At: Riverside, California

Christine Gonzalez

Signature

PUBLIC NOTICE

March 29, 2026

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

On or about April 14, 2026 , the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside (HACR), to undertake the following project:

PROJECT NAME : Palm Desert Housing Apartments

PURPOSE: The project activity includes the allocation of 74 PBVs to be utilized by Affirmed Housing Group, a California development corporation, to serve as a rental subsidy for Palm Desert Housing. Palm Desert Housing Apartments will consist of the construction of a 298-unit apartment complex. The proposed project will consist of 298 affordable rental units, including 7 studio units, 113 one-bedroom units, 101 two-bedroom units, 58 three-bedroom units, 16 four-bedroom units, and there are 3 three-bedroom manager units, within seven three-story and four-story residential buildings. The apartment units will be rented to low- income individuals whose income do not exceed the 50% area median income for Riverside County.

LOCATION: The project site is roughly 7.74-acres in size. Palm Desert Housing Apartments is located at Northwest corner of Frank Sinatra Drive and Cook Street, in the City of Palm Desert, of Riverside County, California. The parcel is identified as Assessor Parcel Number 694-200-021.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing, and Workforce Solutions, Attention: Nicole Sanchez at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to NISanchez@rivco.org. All comments received at the address specified above **on or about April 14, 2026** 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

29 de marzo de 2026

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

Estos avisos deberan satisfacer dos requisites de procedimiento separados pero relacionados para las actividades que realizara el condado de Riverside. Cualquier individuo, grupo o agencia que envie comentarios debe especificar en sus comentarios que "aviso" tiene la direccion de sus comentarios.

SOLICITUD DE LIBERACION DE FONDOS

El 14 de abril de 2026 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 (HUD) de EE. la Autoridad de Vivienda del condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Palm Desert Housing Apartments

PROPÓSITO: La actividad del proyecto incluye la asignación de 74 PBV para ser utilizados por Affirmed Housing Group, una corporación de beneficio público sin fines de lucro, para servir como subsidio de alquiler para Palm Desert Housing Apartments. Palm Desert Housing Apartments consistirá en la construcción de un complejo de apartamentos de 298 unidades que proporcionará vivienda de apoyo permanente. El proyecto propuesto constará de 7 estudios, 113 unidades de un dormitorio, 101 unidades de dos dormitorios,58 unidades de tres dormitorios y 16 unidades de cuatro dormitorios, así como tres unidades de tres dormitorios para el gerente. Las unidades de apartamentos se alquilarán a personas de bajos ingresos cuyos ingresos no excedan el 50 % del ingreso medio del área para el condado de Riverside.

UBICACIÓN: El sitio del proyecto tiene un tamaño aproximado de 7.74 acres. Palm Desert Apartments está ubicado en la esquina Noreste de Frank Sinatra Drive y Cook Street en la ciudad de Palm Desert. La parcela está identificada como Tasador Número de Parcela 694-200-021.

Esta actividad puede llevarse a cabo durante varios años.

NO HAY IMPACTO SIGNICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberacion de fondos al Departamento de Vivienda y Soluciones para la Fuerza Laboral, Atencion: Nicole Sanchez en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electronico a NISanchez@rivco.org . Todos los comentarios recibidos en la direccion especificada anteriormente **en o alrededor del 14 de abril de 2026** seran considerados por el Condado de Riverside antes de presenter una solicitud de liberacion de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

a. la cerificacion no fue ejecutada por el Oficial Certificador del Condado de Riverside;
b. el condado de Riverside omitio un paso o no tomo una decision o un hallazgo requerido por las regulaciones de HUD en 24 CFR parte 58;
c. el beneficiario de la subvencion ha comprometido fondos o incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobacion de una liberacion de fondos

por parte de HUD; o
d. otra agencia federal que actua de conformidad con el 40 CFR Parte 1504 ha presentado una conclusion por escrito de que el proyecto no es satisfactorio desde el punto de vista de la calidad ambiental.

Las objeciones deben prepararse y enviarse por correo electronico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Vivienda Publica en HUDLOSANGELESOPH@hud.gov . Los posibles objetores deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electronico para verificar el ultimo dia real del periodo de objecion.
The Press-Enterprise
Published: 3/29/26

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-Desert-Apartment-Project

HEROS Number: 900000010508823

Start Date: 11/19/2025

Responsible Entity (RE): RIVERSIDE COUNTY, 3403 Tenth St. Suite 300 Riverside CA, 92501

RE Preparer: Nicole Sanchez

State / Local Identifier: CA

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Birdseye Planning Group

Point of Contact: Ryan Birdseye

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

FORM APPROVED COUNTY COUNSEL
BY _____ 4/2/2026
AMRIT P. DHILLON DATE

By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: Frank Sinatra Drive and Cook Street, Palm Desert, CA 92211

Additional Location Information:
The project site is 7.74 acres and is currently a vacant lot located at northwest corner of Frank Sinatra Drive and Cook Street (APN 694-200-021) in the City of Palm Desert, California.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Sinatra Family Housing, LP, is proposing to develop the Palm Desert Apartments Project. This project is designed in a contemporary Spanish style and would provide 298 affordable apartment units of which three would be set aside for on-site manager, and 412 parking spaces within six multi-level buildings. Buildings ranging from 3-4 levels. One single-level clubhouse would be located near the pool area. All buildings would be Type V construction. A community room and leasing office are located on the first level on the right side of three-story building on the corner of Cook Street and Frank Sinatra Drive. The 298 units would be comprised of seven studios, 113 one-bedroom, 101 two-bedroom, 61 three-bedroom (including three manager units) and 16 four-bedroom units. The buildings will be accessed via three, two-lane driveways. The main access will be from Frank Sinatra Drive on the south side with a secondary access from Cook Street on the east side and a west access which will exit to an existing cul-de-sac. The access driveways will connect to a round-about located near the center of the site that will facilitate vehicular access through the site and on-site parking areas. Water/sewer and other utilities (i.e., electrical, communication) would be provided via existing infrastructure located adjacent to the site. New landscaping would be installed per Chapter 24.04 (Water Efficient Landscape Requirements) of the Palm Desert Municipal Code and the City's current policies

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The purpose of the proposed project is to provide affordable apartment housing for low-income residents meeting income qualifications. Per the City of Palm Desert 2021-2029 Housing Element (approved Resolution 2022-20, March 2023), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,790 new housing units to the City of Palm Desert. Of the total, 675 units are allocated to extremely low and very low income (30-50% Area Median Income (AMI)) category and 460 units are allocated to the low-income category (50 to 80% AMI). The project would provide 295 new affordable units and three market-rate manager units, or

approximately 26 percent of the allocation for extremely low, very low and low-income tenants.

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

The site is approximately 7.74 acres in size. The surrounding neighborhood is comprised of a mixture of residential and commercial development. The site is currently vacant. The project site is served by Sunline Transit Agency Route 5 which has a stop on Cook Street adjacent to the site. The site is bordered by the following uses: * North: Existing multi-family residential then commercial zoned PR-17 and Planned Commercial (PC) -3; * South: Existing commercial zoned PR-5; * East: California State University San Bernardino/University California Riverside Palm Desert campuses and vacant land * West: Existing multi-family residential zoned PR-17.

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

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
0	Public Housing	Project-Based Voucher Program	$48,654,240.00

Estimated Total HUD Funded, Assisted or Insured Amount: $48,654,240.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $172,476,498.00

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	☐ Yes ☑ 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 site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the Bermuda Dunes Airport which is located 4.5 miles to the southwest at 79-880 Avenue 42 in the unincorporated community of Bermuda Dunes in Riverside County. The project site is located outside the compatibility zone boundaries of the Airport Lan Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps BD-1 and BD-2 in the Bermuda Dunes Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document adopted, December 2004). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	☐ Yes ☑ No	This project is located in a state that does not contain CBRS units. Therefore,

Improvement Act of 1990 [16 USC 3501]		this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☑ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C1615G, prepared August 28, 2008. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☑ No	The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project would result in temporary air

		emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 33.4 75 NOx 27.3 100 CO 43.9 550 PM10 5.3 150 PM2.5 2.9 55 ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 19.8 55 NOx 13.5 55 CO 152.7 550 PM10 27.9 150 PM2.5 7.3 55 SOx 0.3 150 SOx - Sulfur Oxides
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☑ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as

		defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 97 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☑ No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements. As reported in the US EPA NEPAssist tool, there are no Recognized Environmental Conditions on or related to the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Per the January 2024 HUD Notice CPD-23-103, the project site was evaluated for radon potential. The State of California Department of Conservation, Indoor Radon Potential Tool, the site is not located in an area with known radon potential. No further work with respect to hazards or hazardous materials is required.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☑ No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project site is a vacant lot and with sparsely distributed ruderal species. The City of Palm Desert is a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which was last amended in August

		2016. The CVMSHCP encompasses approximately 1.2 million acres. Of the total, approximately 69,000 acres are Indian Reservation Lands, which are not included in the Plan, leaving a total of approximately 1.1 million acres addressed by the Plan. Of the total area, approximately 6 percent is developed land located within the urbanized portion of the Coachella Valley. The project site is located within a developed portion of the plan area; and thus, is not located within a designated CVMSHCP conservation area. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☑ No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The proposed project is a residential project designed to provide affordable housing for low income residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. This was verified using the US Environmental Protection Agency NEPAssist tool (accessed April 2025). The California Environmental Protection Agency (CalEPA) regulated site portal (https://siteportal.calepa.ca.gov/nsite/map/help) was used to identify the

		presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 220 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). No above ground storage tanks for the storage of petroleum were identified within the one-mile radius. No mitigation measures are required.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☑ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is currently vacant; however, it is located within an urbanized area within the City of Palm Desert. The site is categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☑ No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency

		Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C1615G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☑ Yes ☐ No	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.The NAHC provided a list of 23 Native American tribes and recommended contacting the tribes for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On January 29, 2025, South Environmental sent letters to each contact provided by the NAHC and followed up to non-respondents on February 19, 2025. Six tribal groups responded to the outreach letters at the time the report was prepared. No archaeological, historical, or tribal cultural resources were identified within the project APE as a result of coordination with tribes, and none of the responses expressed concern regarding the proposed project. However, the Agua Caliente Band of Cahuilla Indians requested to be present for all ground disturbance. Formal Section 106 consultation will be conducted by the County of Riverside Economic Development Agency (EDA), the HUD Responsible Entity (RE) in accordance with HUD requirements using HUD's Tribal Direct Assessment Tool database. Cultural Resources (Archaeology) A Phase I Cultural Resource Assessment was prepared for the project to meet National Historic Preservation Act (NHPA) Section 106 requirements. The study included a cultural resources records search, Sacred Lands File search, a pedestrian

		survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. The cultural resource records search and pedestrian survey did not identify cultural resources within the current project site (Area of Potential Effect). Based on the results of the current study, a finding of no historic properties affected is recommended under NEPA. Conditions were recommended to address the unanticipated discovery of cultural resources and human remains, during project related ground disturbing activities.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☑ No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. Per Section 9.24.030 of the Palm Desert Municipal Code, noise levels within residential areas are limited to a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Frank Sinatra Drive and Cook Street are the primary noise source within proximity to the project site. The City of Palm Desert General Plan (adopted November 2016) Noise Element, provides Community Noise Equivalent Level (CNEL) noise contours along select arterial streets throughout the city. The CNEL is a weighted 24-hour average sound level. The time of day corrections consist of adding 5 A-weighed decibels (dBA) to noise levels occurring between 7:00 p.m. and 10:00 p.m. and 10 dBA to noise levels occurring between 10:00 p.m. and 7:00 a.m. The weighting is applied to account for greater noise sensitivity during

		night-time hours. The project site is within the 60 dBA CNEL contour for Frank Sinatra Drive, Cook Street and Interstate 10. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2015 and escalated by two percent through 2025, shows that approximately 30,712 vehicles use the segment of Cook Steet north of Frank Sinatra and 14,215 use Frank Sinatra Drive west of Cook Street. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cook Street using the HUD Ldn calculator based on the CVAG traffic counts. The Ldn metric is similar to the CNEL and used for the purpose evaluating noise impacts per HUD criteria. For modeling purposes, the fleet mix assumed 3% medium trucks and 1% heavy trucks. The Ldn at 100 feet is estimated to be 56 dBA. As referenced, the City of Palm Desert daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 2,146 vehicle trips per day based on trip generation rates for low rise multifamily housing. (7.2 trips per unit) as defined in the Institute for Traffic Engineers 11th Edition (2021). For a noticeable (i.e, 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator, the 24-hour average noise levels at the project site were estimated to be 56 dBA Ldn using existing volumes. Project-

		related trips were divided by two and added to existing volumes . No increase in the DNL would occur. The project would have no adverse exterior noise impact. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. The insertion loss associated with the sound reduction properties of proposed exterior walls, window, and door construction design can range from 25 to 30 dBA with doors and windows close. Using 61 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 31 to 36 dBA, which would meet the interior noise standard. No adverse interior noise impacts are identified.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☑ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☑ No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.

Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☑ No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of Palm Desert. A segment of the Whitewater Channel is the nearest channel and is located approximately 2.7 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☑ 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 would provide 295 affordable apartment units for low income and/or residents with developmental disabilities and three manager's units. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. Neighboring uses are comprised of multi-family residential to the west, commercial to the north and south and a college campus to the east. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Palm Desert 2021-2029 Housing Element (approved Resolution 2022-20, March 2023), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,790 new housing units to the City of Palm Desert. Of the total, 675 units are allocated to

		extremely low and very low income (30-50% Area Median Income (AMI)) category and 460 units are allocated to the low-income category (50 to 80% AMI). The project would provide 298 new units or approximately 43 percent of the allocation for extremely low, very low and low-income tenants. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project site is proximal to commercial uses that may benefit future project residents. The project site is also proximal to Sunline Transit Agency Route 5 which has stops on Cook Street across from the site. Further, the site is not listed as a California SB 535 Disadvantaged Community. Based on evidence presented herein, the project would be consistent with Executive Order 12898.

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	As stated, the project site is vacant and zoned Planned Residential. Per Section 25.10.020 (G) of Municipal Code, the purpose of this district is to provide for flexibility in residential development involving a mixture of residential densities (4.0--40.0 du/ac), mixed housing types, and community facilities with integration of urban and natural amenities organized around formal, walkable, and connected streetscapes. Per Section 25.10.050 (B) (4) of the Municipal Code, the maximum density for "Affordable Projects" (i.e., projects with at least 20 percent units affordable to low-income households), is 55 dwelling units per acre with approval of a precise plan. As proposed, the density would be 34.1 dwelling units per acre which is consistent with a proposed PR-17 designation for the subject property. The City of Palm Desert determined that the proposed project is exempt from environmental review pursuant to SB 330 . The project will comply with all zoning regulations as referenced above. Thus, assuming all applicable design guidelines are met, the project would be consistent with applicable plans and related policies. No mitigation measures are required to reduce potentially significant or adverse impacts to less than significant.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soils. Within the City of Palm Desert and Coachella Valley area, the uppermost geologic deposits are comprised of varying amounts of sands, silts and gravel. Soils are mapped as Myoma fine sand. The Myoma series consists of deep, somewhat excessively drained, highly to very highly permeable soils that formed in wind-blown sandy alluvium. Characteristics within the Coachella Valley indicate the project could be subject to adverse impacts associated with seismically-induced settlement,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		surface manifestation of liquefaction and potential structural distress. Measures would be provided in a Preliminary Geotechnical Assessment to reduce potential impacts to the building and on-site improvements to less than significant. Slope Erosion. The site is flat which limits erosion potential. There are no slopes that would erode as a result of project construction. Stormwater Runoff. The site is 100 percent pervious under existing conditions. Precipitation is presumed to infiltrate into the soils. The project would disturb more than one acre of soil during construction; thus, the applicant would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will contain Best Management Practices (BMPs) the discharger will use to protect storm water runoff and how the BMPs would be implemented on-site. With project implementation, stormwater from impervious areas would be conveyed into a retention chamber or similar system that will be designed to percolate stormwater into the underlying soil. The project will be designed to retain 100 percent of storm flows. Because the site is more than one-acre in size, the City of Palm Desert would require the project to prepare and implement a Water Pollution Control Plan and formal drainage plans prior to issuance of grading and building permits. This would ensure that erosion and sedimentation impacts would be less than significant. No adverse impacts would occur.	
Hazards and Nuisances including	2	Hazards and Nuisances. The proposed project is a residential project designed to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Site Safety and Site-Generated Noise		provide housing for income qualifying tenants. It would not require the ongoing use, storage or routine transport of hazardous materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As reported using the US EPA NEPAssist tool, (accessed March 2025), the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. The project site would be constructed consistent with current City of Palm Desert requirements for fencing, lighting and other features related to site safety. No impacts related to hazards, nuisance or site safety would occur. Regarding noise, the proposed project would not be exposed to exterior noise levels that currently exceed acceptable limits within the City of Palm Desert Municipal Code.	
SOCIOECONOMIC			
Employment and Income Patterns	2	During construction, the project would generate temporary employment opportunities. These jobs would not substantially affect overall employment patterns in the City. Operation of the project would be managed by a property management company with support staff from service providers. The number of jobs are not expected to substantively increase employment opportunities in the City. Any new jobs would be a minor benefit associated with the proposed project. Based on CalEEMod 2022.1 population estimates, the project would house approximately 963 residents. It is unknown whether new residents would retain existing jobs or seek new employment opportunities proximal to the project site. Regardless, the addition of 963 new housing	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		units would likely accommodate existing residents within Coachella Valley; thus, it is not anticipated to change existing employment patterns or otherwise induce growth to the extent income patterns were adversely affected.	
Demographic Character Changes / Displacement	2	The proposed project site is vacant. The project would develop 298 new units designed to house income qualifying tenants. According to the California Department of Finance, the January 2024 population of Palm Desert was 50,984. Based on CalEEMod 2022.1 population estimates, the project would house approximately 963 residents. This would be a 1.8 percent increase. All construction would be confined to the proposed site. It would not impact adjacent street and utility corridors. The project area includes primarily commercial uses and light industrial uses. The project would be allowed on the site per existing zoning. Redevelopment of the site would not adversely affect community character or displace existing residents. The State Density Bonus allowance was designed to facilitate projects of the height and density proposed by the project such that it would be feasible for the housing to be affordable to low income and very low-income households and further the goals of the City's 2021-2029 Housing Element.	
Environmental Justice EA Factor	2	The project would provide 295 affordable apartment units for low income and/or residents with developmental disabilities and three manager's units. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. Neighboring uses are comprised of multi-family residential to the west, commercial to the north and south	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		and a college campus to the east. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Palm Desert 2021-2029 Housing Element (approved Resolution 2022-20, March 2023), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,790 new housing units to the City of Palm Desert. Of the total, 675 units are allocated to extremely low and very low income (30-50% Area Median Income (AMI)) category and 460 units are allocated to the low-income category (50 to 80% AMI). The project would provide 298 new units or approximately 43 percent of the allocation for extremely low, very low and low-income tenants. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project site is proximal to commercial uses that may benefit future project residents. The project site is also proximal to Sunline Transit Agency Route 5 which has stops on Cook Street across from the site. Further, the site is not in an SB 535 Disadvantaged Community. Based on evidence presented herein, the project would be consistent with Executive Order 12898.	
COMMUNITY FACILITIES AND SERVICES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Educational and Cultural Facilities (Access and Capacity)	2	The public school nearest the site is the James Earl Carter Elementary School located at 74251 East Holvey Lane approximately two miles southeast of the site. Palm Desert High School is located at 74910 Aztec Road approximately 3 miles southeast of the site. Riverside County provides library and related cultural services to its residents through the Public Library System. The nearest library is the Palm Desert Branch at located at 73300 Fred Waring Road approximately 3.0 miles south of the site. The project is comprised of 298 residential units for income qualifying residents. Using the Desert Sands Unified School District student generation rate of .38 students (i.e., elementary, middle and high school) per multifamily residence, the number of school age children living at the property would be 113. Payment of impact fees by the applicant would contribute fair share funds needed to expand school capacity as needed to address future capacity constraints. With respect to library services, it is possible that residents may visit the library; however, residents will have access to a computer facility and related services on-site. The addition of approximately 963 residents would not exceed the service population to the extent that new library facilities are required. Furthermore, a portion of the impact fees paid by the applicant will be allocated to the expansion of library facilities.	
Commercial Facilities (Access and Proximity)	2	The proposed project would not provide commercial space. However, the need for goods and services required by approximately 963 new residents would be met by vendors and existing businesses within the area. Commercial centers with restaurants and retail are located adjacent to and north of the site and south of the site across Frank Sinatra Drive. These businesses	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		could be patronized by project residents. No adverse impact to commercial facilities would occur as a result of the project.	
Health Care / Social Services (Access and Capacity)	2	It is assumed project residents are currently residing in the Coachella Valley. The project is expected to accommodate approximately 963 new residents. This would not increase the general population to the degree that expanded health care services would be required. The Eisenhower Health complex is located approximately 2.7 miles southwest of the site at 39000 Bob Hope Drive in the City of Rancho Mirage. These facilities are accessible by transit and available to serve project residents. No adverse impacts related to health care are anticipated. The project would provide social services on-site through a third-party vendor. As noted, it is expected that the residents currently live in the Coachella Valley. While on-site services would be designed to benefit existing residents, it may also relieve demand on existing social services. No impact to existing social services is expected.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Construction activities would temporarily generate solid waste in the form of construction debris (e.g., drywall, asphalt, lumber, and concrete) and household waste associated with a residential living facility. No specific requirements for recycling and disposal of construction and demolition debris are specified in Lake Elsinore Municipal Code. However, it is assumed the contractor would be conditioned to comply with all applicable recycling and disposal requirements for construction and demolition waste. The project would be required to provide domestic waste recycling containers to reduce the volume of waste entering area landfills and support statewide recycling mandates required by the California Integrated Waste Management Act of 1989 (Assembly Bill	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		939) and Assembly Bill 341 (2011). Assembly Bill (AB) 341 amended AB 939 to include a provision stating that at least 75% of solid waste be source-reduced, recycled, or composted by the year 2020 and annually thereafter. The proposed project would generate construction and demolition waste (CDW) as well as ongoing domestic waste. Solid waste collection and disposal services in Palm Desert are provided by Burretc Waste and Recycling Services Inc. Solid waste collected in the Palm Desert is disposed of in the Desert Center Landfill located in Desert Center, California. The project would be provided recycling bins to accommodate recycled material which would reduce the amount of waste disposed of in landfills. CalEEMod 2022.1 estimates that the proposed project would generate approximately seven tons of solid waste material annually assuming 75% is recycled. A total of 301 pounds daily would go to the landfill. Desert Center Landfill is permitted for a 60-ton daily throughput. The addition of 301 pounds daily would increase the total volumes going to landfill by less than one percent. No adverse impact to landfills associated with project-related waste disposal would occur.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed project would utilize existing sewer connections managed by the Coachella Valley Water District. Sewer requirements for incoming development projects are administered by the City's Public Utilities Department. Sewer trunk lines are continually monitored in the field to determine remaining capacity. The Engineering Division plans its capital improvement projects several years prior to pipelines actually reaching capacity. The project site is located in an urbanized area that is connected to existing infrastructure.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		The project would connect to the existing wastewater infrastructure serving the site pursuant to the City's Municipal Code requirements. Prior to the issuance of building permits, waste water impact fees would be paid to the City to cover fair share costs associated with adequate wastewater conveyance, treatment and disposal. No adverse impacts would occur.	
Water Supply (Feasibility and Capacity)	2	The proposed project would utilize existing water connections. Potential water supply impacts for the Coachella Water District service area were evaluated in the 2020 Urban Water Management Plan (July 2021). The Coachella Valley Water District determined there is sufficient water planned to supply the estimated annual average usage in normal, single-dry year, and multiple-dry water year forecasts. The UWMP states that 2030 demand would be 10,874 acre-feet annually for the service area. Projected supplies would equal demand. The proposed project would create 298 new units with an estimated potable water demand of 26,566 gallons per day or 29.7-acre feet annually. This would be within the projected future year supply and demand estimated by the Coachella Valley Water District in the 2020 Urban Water Management Plan. The project is subject to water fees that would be paid by the applicant prior to receipt of a building permit. No new or expanded water connections would be required for the project.	
Public Safety - Police, Fire and Emergency Medical	2	The Riverside County Fire Department provides fire protection, paramedic and emergency medical technician services to the City of Palm Desert and the project site. Station Number 71 is located at 73-995 Country Club Road which is 1.5 miles southwest of the site. The project area is served by the City of Palm Desert Police	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Department. The department is headquartered at 73-705 Gerald Ford Drive, approximately 1.5 miles northwest of the project site. While the project would increase the residential population within the City of Palm Desert, demand for fire and police services are evaluated cumulatively by the City and Riverside County as part of the project review process. The proposed project would increase demand for fire services and police protection services; however, the addition of 963 new residents would not increase demand to the extent that new facilities would be required. Staffing needs are evaluated based on changing demographics within each service area and adjustments made within each department. No adverse impacts related to police services would occur.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project would not increase demand for recreational facilities such that existing facilities would be adversely affected. The project would construct common indoor and outdoor areas which would provide recreational opportunities for residents. No adverse impacts to parks and recreation facilities associated with the project would occur.	
Transportation and Accessibility (Access and Capacity)	2	Project construction and material staging would occur on the project site. During construction, some temporary traffic control measures may be required to allow vehicles to safely enter and exit the site. Transit services are provided by the Sunline Transit Agency via Route 5. Stops are located adjacent to and east of the site along Cook Street. Pedestrian and bicycle access is also provided throughout the area. No striped bicycle lanes are provided along either Frank Sinatra Drive or Cook Street. As stated in the County of Riverside Vehicles Miles Traveled (VMT) screening criteria (December 2020), projects that provide 100	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		percent affordable housing are assumed to generate fewer vehicle trips than what is required have an adverse traffic impact. Thus, the project would not adversely impact traffic operations on either Frank Sinatra Drive or Cook Street. According to Walkscore.com, the project site has a walk score of 19 which indicates it is vehicle dependent. The bicycle score is 45 which indicates it is somewhat bikeable. There is no transit score provided. The proposed project is not expected to adversely affect transportation or accessibility.	
		NATURAL FEATURES	
Unique Natural Features /Water Resources	2	The proposed project site is located within an urbanized area within the City of Palm Desert. The project site is flat with sparse ruderal vegetation species. There are no unique natural features or water resources occurring on the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project area is urbanized. The site is vacant and contains areas of ruderal vegetation species. There are no sensitive plants or animal species, habitats, or wildlife migration corridors in the area, or on-site. The only plant species are ruderal (weedy) and ornamental. The only wildlife species observed are common birds. The site is identified as "developed' in the CVMSCP. No local species would be adversely affected by the project.	
Other Factors 1			
Other Factors 2			
		CLIMATE AND ENERGY	
Climate Change	2	Climate Change. The project site is approximately 259 feet above sea level and within an urbanized area. It is not located proximal to coastal areas that may be subject to sea level rise, wildland areas that may be subject to wildfire or other natural conditions that could be affected by climate change. As stated, the project site is located proximal to bus transit and will have	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		a limited parking supply which in part, is intended to increase the unit count on the site and disincentivize vehicle ownership. Proximity to transit services will contribute to an overall reduction in GHG emissions associated with commuting to/from work and other destinations. Impacts associated with mobile source air emissions would be less than significant.	
Energy Efficiency	2	Energy. Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7-7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in effect at time of building permit issuance. The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related features that reduce energy demand. While	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		the project would increase demand for public utilities in the region, for reasons stated above, this would not represent a significant impact with respect to energy consumption.	

Supporting documentation

Walkscore.pdf
VHFHSZ Map.pdf
transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0(1).pdf
SWIS Facility_Site Activity Details.pdf
SB 535 Map(1).pdf
Police website.pdf
NEPA Assist(2).pdf
Geotracker(1).pdf
Fire Hazard Severity Zone.pdf
Fire Department.pdf
Final-Coachella-Valley-RUWMP.pdf
Envision Palm Desert Forward Together Strategic Plan.pdf
Desert Sands USD Fee Report.pdf
CVAG_2015_Traffic_Census_Report(1).pdf
City of Palm Desert Special Districts Zoning.pdf
City of Palm Desert Environment and Conservation Code.pdf

Additional Studies Performed:

Air Emission Calculations, November 2024 Exterior Noise HUD Ldn Calculations, March 2025 Phase I Cultural Resources Report, South Environmental, Inc., March 2025

Field Inspection [Optional]: Date and completed by:

Kevin Hunt 2/21/2025 12:00:00 AM

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

a. Riverside County Airport Land Use Compatibility Plan Policy Document adopted December 2004). b. Project Plans and Site Inspection, March 2025 c. Coastal Barrier Resource Mapper, accessed March 2025 d. State of California Department of Conservation, Indoor Radon Potential Tool, accessed January 2025 e. Federal Emergency Management Agency, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C1615G, prepared August 28, 2008. f.

Birdseye Planning Group, LLC, Air Quality Modeling and Emission Calculations, Sinatra Family Housing Project, March 2025 g. California EPA, Regulated Site Portal, accessed November 2024 h. California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program Map. Available at http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx. Accessed online March 2025. i. Coachella Valley Multiple Species Habitat Conservation Plan, amended August 2016 j. South Environmental, LLC, Phase I Cultural Resources Assessment for Sinatra Family Housing Project, March 2025. k. City of Palm Desert General Plan Mobility Element, November 2016 l. California Department of Forestry and Fire Protection, Fire Hazard Severity Zone in State Responsibility Area, accessed April 2025. m. Coachella Valley Water District, 2020 Urban Water Management Plan, June 2021. n. City of Palm Desert/Riverside County Fire Department website, accessed November 2024 o. Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment September 2018 p. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online March 2025. q. United States Fish & Wildlife Service, Wetlands Mapper, accessed March 2025 https://www.fws.gov/wetlands/data/mapper.HTML r. US Environmental Protection Agency, Sole Source Aquifer website accessed June 2019 https://www3.epa.gov/region9/water/groundwater/ssa.html. s. Desert Sands Unified School District Fee Justification Report, May 2018. t. City of Palm Desert Traffic Counts, April 2016. u. California Department of Recycling, Desert Landfill SWIS/Facility Detail, accessed March 2025 v. HUD Acceptable Separation Distance tool, accessed March 2025 w. HUD DNL Calculator, accessed March 2025 x. City of Palm Desert Housing Element, 2022-2029, adopted March 2022 y. City of Palm Desert Municipal Code Section 25.22.030 Table 25.22-1 z. US Environmental Protection Agency, NEPAssist Tool, accessed April 2025. aa. Walkscore.com, accessed April 2025 bb. City of Palm Desert Municipal Code Section 24.20 cc. CalEnviroscreen4.0, SB 535 Map, accessed November 2025

Wetland Mapper.pdf
Walkscore(1).pdf
VHFHSZ Map(1).pdf
transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0(2).pdf
SWIS Facility_Site Activity Details(1).pdf
Sinatra family Housing Detailed Report(1).pdf
SB 535 Map(2).pdf
Police website(1).pdf
NEPA Assist(3).pdf
Indoor Radon Potential(1).pdf
Geotracker(2).pdf
Fire Hazard Severity Zone(1).pdf

Fire Department(1).pdf
Final-Coachella-Valley-RUWMP(1).pdf
FEMA Map(2).pdf
Farmland(1).pdf
Envision Palm Desert Forward Together Strategic Plan(1).pdf
Desert Sands USD Fee Report(1).pdf
Day_Night Noise Level (DNL) With Project(1).pdf
Day_Night Noise Level (DNL) Exiating(1).pdf
CVMSCP(1).pdf
CVAG_2015_Traffic_Census_Report(2).pdf
Critical Habitat Map(1).pdf
Coastal Zone(1).pdf
City of Palm Desert Special Districts Zoning(1).pdf
City of Palm Desert Environment and Conservation Code(1).pdf
CBRS Mapper(1).pdf
CalEPA sites(1).pdf
Bermuda Dunes ALUCP.pdf
Architectural Plan Set.pdf
APE Map.pdf

List of Permits Obtained:
Site Development Permit

Public Outreach [24 CFR 58.43]:
Tribal outreach was performed during preparation of the Section 106 Cultural Resource Assessment. The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, tribes already contacted, interested parties, and landowners/occupants of parcels located within the proposed project's Area of Potential Effects. The FONSI Notice will include information about where the public may find the Environmental Review Record pertinent to the proposed Project.

Cumulative Impact Analysis [24 CFR 58.32]:
The proposed project is the construction of an affordable housing building that would provide 295 affordable units to income qualifying tenants and three manager's units. Based on the scope of the project, no significant or adverse environmental impacts would occur as a result of project construction and operation. No other projects were identified that would cause or contribute to cumulative impacts associated with the proposed project.

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

Offsite Alternative: Consideration of an offsite alternative is not warranted because no significant impacts that cannot be avoided were identified. Reduced Project: Reducing the size of the proposed project would incrementally reduce impacts across a range of issue areas such as air quality, water supply and wastewater. However, the proposed project's impacts would not be significant in these areas so reducing the project size is not warranted. Density was maximized to ensure highest and best use of the site. Reducing the building footprint or number of units proposed is not a feasible or economically viable alternative.

No Action Alternative [24 CFR 58.40(e)]

No Action Alternative [24 CFR 58.40(e)]: If the proposed project was not implemented, the site would likely remain vacant until another use was proposed by the applicant, the City of Palm Desert Housing Authority or the property was sold/granted a ground lease for development by another developer. It is not known if or when another development would be proposed on the site. Without construction of the proposed project, the benefits associated with the affordable housing project would not occur.

Summary of Findings and Conclusions:

Sinatra Family Housing, LP, is proposing to develop the Palm Desert Apartments Project. This project is designed in a contemporary Spanish style and would provide 298 apartment units of which three would be set aside for on-site manager, and 412 parking spaces within six multi-level buildings. Buildings ranging from 3-4 levels. One single-level clubhouse would be located near the pool area. All buildings would be Type V construction. A community room and leasing office are located on the first level on the right side of three-story building on the corner of Cook Street and Frank Sinatra Drive. The 298 units would be comprised of seven studios, 113 one-bedroom, 109 two-bedroom, 61 three-bedroom and 16 four-bedroom units. The buildings will be accessed via three, two-lane driveways. The main access will be from Frank Sinatra Drive on the south side with a secondary access from Cook Street on the east side and a west access which will exit to an existing cul-de-sac. The access driveways will connect to a round-about located near the center of the site that will facilitate vehicular access through the site and on-site parking areas. Water/sewer and other utilities (i.e., electrical, communication) would be provided via existing infrastructure located adjacent to the site. New landscaping would be installed per Chapter 24.04 (Water Efficient Landscape Requirements) of the Palm Desert Municipal Code and the City's current policies.

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
Historic Preservation National Historic Preservation Act of 1966, particularly Sections 106 and 110; 36 CFR Part 800	Unanticipated Discovery of Cultural Resources Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant and the lead agency for Section 106 to implement Native American consultation procedures. If the discovery proves significant under Section 106, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Unanticipated Discovery of Human Remains In	N/A	MM-1 Native American Cultural Monitor Prior to the issuance of grading permits, the developer/permit applicant shall develop an agreement with the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office for the appropriate number of Native American Cultural Monitor(s). The Native American Cultural Monitor(s) shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Cultural Monitor(s) shall be onsite during all ground disturbing activities and excavation of soils in each portion of the project site including clearing,	

	accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California PRC, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.		grubbing, tree removals, grading and trenching. The Native American Cultural Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. MM-2 Inadvertent Discoveries The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and a meeting shall be convened between the developer, the Native American tribal representative, and	

			the lead agency to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the consulting Tribes, as to the appropriate treatment (documentation, recovery, avoidance etc.) for the cultural resource. A SOI qualified archaeologist shall be retained if deemed necessary by the parties involved. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. MM-3 Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an agreement with the consulting tribes indicating an area on-site which will be used, if needed, for reburial of any	

			artifacts that have been identified during the duration of the project and cannot be avoided. The location has to be kept confidential and in an area that will not be disturbed in the future.	

Project Mitigation Plan

Prior to the issuance of grading permits, the developer/permit applicant shall develop an agreement with the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office for the appropriate number of Native American Cultural Monitor(s). The Native American Cultural Monitor(s) shall attend the pre-construction meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Cultural Monitor(s) shall be onsite during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. The Native American Cultural Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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 site is not located within 2,500 feet of the end of a civil airport runway or 8,000 feet from the end of a military airfield runway. The closest airport to the project site is the Bermuda Dunes Airport which is located 4.5 miles to the southwest at 79-880 Avenue 42 in the unincorporated community of Bermuda Dunes in Riverside County. The project site is located outside the compatibility zone boundaries of the Airport Lan Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Noticing Area as depicted in Maps BD-1 and BD-2 in the Bermuda Dunes Airport ALUCP (Riverside County Airport Land Use Compatibility Plan Policy Document adopted, December 2004). The building would be consistent with Airspace Protection guidelines and within the limits of airspace protection. The proposed project would not pose any threat to airport navigation. No adverse impacts related to Runway Clear Zones or Accident Potential Zones would occur.

Supporting documentation

Palm-Desert-Apartment-Project	Palm Desert, CA	900000010508823

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.

Supporting documentation

CBRS Mapper.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C1615G, prepared August 28, 2008. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). The project is not within a SFHA; thus, no significant or adverse

impacts associated with the Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 would occur.

Supporting documentation
FEMA Map.pdf

Are formal compliance steps or mitigation required?

- [ ] Yes
- [x] No

Air Quality

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

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

✓ Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

✓ Ozone

Particulate Matter, <2.5 microns

✓ Particulate Matter, <10 microns

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

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	25.00	µg/m3 (micrograms per cubic meter of air)

Provide your source used to determine levels here:
National Ambient Air Quality Standards

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

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

Enter the estimate emission levels:

Ozone	0.07	ppb (parts per million)
Particulate Matter, <10 microns	25.00	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: Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in

compliance with the Clean Air Act. The project would result in temporary air emissions during construction and would be a source of emissions post-construction. To determine whether emissions would be de minimis, CalEEMod version 2022.1 was used to estimate emissions during construction. Table 1 below shows the pollutant modeled, the SCAQMD threshold and project emissions. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 1 - Daily Construction Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 33.4 75 NOx 27.3 100 CO 43.9 550 PM10 5.3 150 PM2.5 2.9 55 ROG - Reactive Organic Gases NOx - Nitrogen Oxides CO - Carbon Monoxide PM10 - Particulate Matter 10 PM2.5 - Particulate Matter 2.5 Post construction emissions would be associated with operation of vehicles and use of energy to operate the household. Emissions were projected using CalEEMod 2022.1 and are shown in Table 2 below. As shown, maximum daily emissions would not exceed SCAQMD thresholds; thus, emissions would be de minimis and no air quality impact would occur as defined by 40 CFR Parts 6, 51, and 93 and Sections 176 (c) and (d) of the Clean Air Act. Table 2 - Daily Operation Emissions Pollutant Daily Emissions (lbs. per day) Standard (lbs. per day) ROG 19.8 55 NOx 13.5 55 CO 152.7 550 PM10 27.9 150 PM2.5 7.3 55 SOx 0.3 150 SOx - Sulfur Oxides

Supporting documentation

Sinatra family Housing Detailed 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 not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project site is not located in a coastal zone, as defined by the California Coastal Act (Public Resources Code, Division 20, Section 3000 Et. Seq.). The nearest coastal zone is located approximately 97 miles to the west. Therefore, no adverse coastal zone impacts are anticipated.

Supporting documentation

Coastal Zone.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

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

According the State Department of Water Resources geotracker database, no hazardous materials sites are located on or adjacent to the site.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.
** Utilize EPA's Enviromapper, NEPAssist, 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:

There are no buildings on-site and per the California Department of Conservation Radon tool, the region is not subject to radon intrusion.

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.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements. As reported in the US EPA NEPAssist tool, there are no Recognized Environmental Conditions on or related to the project site. The project site is not on a list of hazardous material sites nor would the project introduce hazardous materials to the site or otherwise have any adverse impacts related to toxic substances, explosive or flammable operations. Per the January 2024 HUD Notice CPD-23-103, the project site was evaluated for radon potential. The State of California Department of Conservation, Indoor Radon Potential Tool, the site is not located in an area with known radon potential. No further work with respect to hazards or hazardous materials is required.

Supporting documentation

NEPA Assist.pdf
Indoor Radon Potential.pdf
Geotracker.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 *et seq.*); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

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

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project site is a vacant lot and with sparsely distributed ruderal species. The City of Palm Desert is a signatory to the Coachella Valley Multiple Species Habitat

Conservation Plan (CVMSHCP) which was last amended in August 2016. The CVMSHCP encompasses approximately 1.2 million acres. Of the total, approximately 69,000 acres are Indian Reservation Lands, which are not included in the Plan, leaving a total of approximately 1.1 million acres addressed by the Plan. Of the total area, approximately 6 percent is developed land located within the urbanized portion of the Coachella Valley. The project site is located within a developed portion of the plan area; and thus, is not located within a designated CVMSHCP conservation area. No federal or state listed threatened, endangered or species of concern or their habitat are located on the site. No local species would be adversely affected by the project.

Supporting documentation

CVMSCP.pdf
Critical Habitat Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

✓ No

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

Palm-Desert-Apartment-Project	Palm Desert, CA	900000010508823

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The proposed project is a residential project designed to provide affordable housing for low income residents. It would not require the ongoing use, storage or routine transport of hazardous, explosive or flammable materials. Aside from common household chemicals, no hazardous materials would be used on-site. The project would not emit or release hazardous waste or emissions. As referenced, the project site does not contain facilities containing hazardous materials or that are affected by a known release of hazards or hazardous materials. This was verified using the US Environmental Protection Agency NEPAssist tool (accessed April 2025). The California Environmental Protection Agency (CalEPA) regulated site portal (https://siteportal.calepa.ca.gov/nsite/map/help) was used to identify the presence of any regulated sites within one mile of the site that would present a potential hazard to the project site. A total of 220 records were identified. The majority were underground storage tanks associated with retail fueling stations, retailers selling motor oil and other automotive related products, automotive dealers, school sites, stormwater treatment facilities and hazardous waste generators (i.e., heavy commercial/light industrial facilities). No above ground storage tanks for the storage of petroleum were identified within the one-mile radius. No mitigation measures are required.

Supporting documentation

NEPA Assist(1).pdf
CalEPA sites.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

✓ No

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

The project would not be constructed on an agricultural parcel.

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

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project site is currently vacant; however, it is located within an urbanized area within the City of Palm Desert. The site is categorized as Urban and Built-Up Land, as indicated on the State Farmland Mapping and Monitoring Program maps for the County of Riverside. The site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur.

Supporting documentation

Farmland.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Palm-Desert-Apartment-Project	Palm Desert, CA	900000010508823

Palm-Desert-Apartment-Project	Palm Desert, CA	900000010508823

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

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information[1] to determine flood elevation. Include documentation and an explanation of why this is the best available information[2] for the site. Note that newly constructed and substantially improved[3] structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

✓ CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

[1] Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

[2] If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your local environmental officer with additional compliance questions.

[3] Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at 24 CFR 55.2(b)(12).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.All federally funded development projects are evaluated per Executive Order 11988 as discussed below. Those occurring in mapped flood zones require evaluation consistent with Part II of EO 11988. The site is designated an Area of Minimal Flood Hazard Zone X in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06065C1615G, prepared August 28, 2008; and thus, is located outside a 100-year flood zone. No analysis per Part II of Executive Order 11988 is required.

Supporting documentation

FEMA Map(1).pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

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

✓ State Historic Preservation Offer (SHPO) Completed

✓ 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 Indianws Completed

- ✓ Augustine Band of Cahuilla Indians — Not Required
- ✓ Twenty-Nine Palms Band of Mission Indians — Not Required

Other Consulting Parties

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

Native American Heritage Commission Sacred Lands File list

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

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

Yes
No

Step 2 – Identify and Evaluate Historic Properties

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

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

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information

   Additional Notes:

   No sites requiring review for placement on the National Register of Historic Places occur on or near the project site.

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 resources were found on the project site.

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.The NAHC provided a list of 23 Native American tribes and recommended contacting the tribes for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On January 29, 2025, South Environmental sent letters to each contact provided by the NAHC and followed up to non-respondents on February 19, 2025. Six tribal groups responded to the outreach letters at the time the report was prepared. No archaeological, historical, or tribal cultural resources were identified within the project APE as a result of coordination with tribes, and none of the responses expressed concern regarding the proposed project. However, the Agua Caliente Band of Cahuilla Indians requested to be present for all ground disturbance. Formal Section 106 consultation will be conducted by the County of Riverside Economic Development Agency (EDA), the HUD Responsible Entity (RE) in accordance with HUD requirements using HUD's Tribal Direct Assessment Tool database. Cultural Resources (Archaeology) A Phase I Cultural Resource Assessment was prepared for the project to meet National Historic Preservation Act (NHPA) Section 106 requirements. The study included a cultural resources records search, Sacred Lands File search, a pedestrian survey of the project site and preparation of the technical report according to the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the cultural resource requirements of NEPA and Section 106. The cultural resource records search and pedestrian survey did not identify cultural resources within the current project site (Area of Potential Effect). Based on the results of the current study, a finding of no historic properties affected is recommended under NEPA. Conditions were recommended to address the unanticipated discovery of cultural resources and human remains, during project related ground disturbing activities.

Supporting documentation

RE EXTERNAL RE Letter Palm Desert Family Housing Apartments Palm Desert California 29 Palms.pdf
03-126-2025-002ACBCI1_28_2026.pdf
Section 106 Report Palm Desert Apartments.pdf

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

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

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

✓ New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

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

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. Per Section 9.24.030 of the Palm Desert Municipal Code, noise levels within residential areas are limited to a 10-minute average of 55 A-weighted decibels from 6:00 am to 10:00 pm and 45 dBA from 10:00 pm to 6:00 am. Traffic operating on Frank Sinatra Drive and Cook Street are the primary noise source within proximity to the project site. The City of Palm Desert General Plan (adopted November 2016) Noise Element, provides Community Noise Equivalent Level (CNEL) noise contours along select arterial streets throughout the city. The CNEL is a weighted 24-hour average sound level. The time of day corrections consist of adding 5 A-weighed decibels (dBA) to noise levels occurring between 7:00 p.m. and 10:00 p.m. and 10 dBA to noise levels occurring between 10:00 p.m. and 7:00 a.m. The weighting is applied to account for greater noise sensitivity during night-time hours. The project site is within the 60 dBA CNEL contour for Frank Sinatra Drive, Cook Street and Interstate 10. Traffic counts collected by the Coachella Valley Association of Governments (CVAG) for 2015 and escalated by two percent through 2025, shows that approximately 30,712 vehicles use the segment of Cook Steet north of Frank Sinatra and 14,215 use Frank Sinatra Drive west of Cook Street. According to HUD site acceptability standards, a maximum of 65 dB is considered an acceptable exterior noise level. Exterior 24-hour average (Ldn) traffic-related noise was estimated along Cook Street using the HUD Ldn calculator based on the CVAG traffic counts. The Ldn metric is similar to the CNEL and used for the purpose evaluating noise impacts per HUD criteria. For modeling purposes, the fleet mix assumed 3% medium trucks and 1% heavy trucks. The Ldn at 100 feet is estimated to be 56 dBA. As referenced, the City of Palm Desert daytime standards for residential areas is 55 dBA. When existing conditions exceed 55 dBA during the day (i.e., 6:00 to 10:00 pm), a project-related increase of 3 dBA or more is considered to be a significant impact. The project is conservatively estimated to generate 2,146 vehicle trips per day based on trip generation rates for low rise multifamily housing. (7.2 trips per unit) as defined in the Institute for Traffic Engineers 11th Edition (2021). For a noticeable (i.e, 3 dBA) noise increase to occur, the number of Average Daily Trips (ADT) would have to double over current volumes while maintaining current speeds. Using the HUD Ldn calculator, the 24-hour average noise levels at the project

site were estimated to be 56 dBA Ldn using existing volumes. Project-related trips were divided by two and added to existing volumes . No increase in the DNL would occur. The project would have no adverse exterior noise impact. The interior noise standard is 45 dBA. Interior noise levels are estimated using exterior noise levels as the baseline and subtracting the typical insertion loss or attenuation achieved by adhering to Title 24 of the California Building Code. The insertion loss associated with the sound reduction properties of proposed exterior walls, window, and door construction design can range from 25 to 30 dBA with doors and windows close. Using 61 dBA Ldn as the baseline exterior noise level, an insertion loss of 25 to 30 dBA would result in an interior noise level of 31 to 36 dBA, which would meet the interior noise standard. No adverse interior noise impacts are identified.

Supporting documentation

transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf
Day_Night Noise Level (DNL) With Project.pdf
Day_Night Noise Level (DNL) Exiating.pdf
CVAG_2015_Traffic_Census_Report.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

✓ No

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.There are no sole source aquifers in Riverside County as designated by the US Environmental Protection Agency Pacific Southwest

Region 9. The project would not use groundwater or otherwise impact groundwater recharge. No impacts to sole source aquifers as defined per 40 CFR 149 would occur.

Supporting documentation

sole source aquifer map.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 site is in a heavily urbanized area. According to the U.S. Fish and Wildlife Service's Wetlands Online Mapper, no wetlands are located on or immediately adjacent to the project site. No adverse impacts related to wetlands protection are anticipated.

Supporting documentation

wetland mapper.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The project site is located in an urbanized portion of Palm Desert. A segment of the Whitewater Channel is the nearest channel and is located approximately 2.7 miles south of the site. It is not a designated wild or scenic river. (National Wild and Scenic Rivers, 2011). The project would have no adverse impacts on wild or scenic rivers.

Supporting documentation

wild and scenic river.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

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

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

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

Yes

✓ No

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

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The project would provide 295 affordable apartment units for low income and/or residents with developmental disabilities and three manager's units. The project would not remove housing or otherwise displace minority or low-income communities to accommodate construction. The project would not violate Executive Order 12898. Neighboring uses are comprised of multi-family residential to the west, commercial to the north and south and a college campus to the east. The site is not of any biological or cultural significance. The project is not known to be located in an area subject to climate change nor would affects from climate change disproportionately impact low income or minority populations. Per the City of Palm Desert 2021-2029 Housing Element (approved Resolution 2022-20, March 2023), the Regional Housing Needs Assessment (RHNA) has allocated a total of 2,790 new housing units to the City of Palm Desert. Of the total, 675 units are allocated to extremely low and very low income (30-50% Area Median Income (AMI)) category and

460 units are allocated to the low-income category (50 to 80% AMI). The project would provide 298 new units or approximately 43 percent of the allocation for extremely low, very low and low-income tenants. There is no evidence based on project scope and location of the proposed project, that any populations with limited housing choices or that otherwise are considered to have special life challenges would be adversely affected by the project. Further, to date, no public comment known to the applicant, either in favor of or opposing the project because of potential environmental justice concerns, has been received. The project site is proximal to commercial uses that may benefit future project residents. The project site is also proximal to Sunline Transit Agency Route 5 which has stops on Cook Street across from the site. Further, the site is not listed as a California SB 535 Disadvantaged Community. Based on evidence presented herein, the project would be consistent with Executive Order 12898.

Supporting documentation

Housing Element.pdf
SB 535 Map.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No