

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



ITEM: 3.10
(ID # 29687)

MEETING DATE:
Tuesday, May 05, 2026

FROM : HOUSING AND WORKFORCE SOLUTIONS

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Rancho Mirage Affordable Family Apartments (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute the attached EA on behalf of the County;

Continued on Page 2


ACTION:Policy


Heidi Marshall, Director 4/14/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, and Perez
Nays: None
Absent: Gutierrez
Date: May 5, 2026
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached Request for Release of Funds and Certification (RROF) for eight (8) Housing Choice Voucher Program Project Based Vouchers for the Proposed Project;
4. Authorize the Chair of the Board of Supervisors to execute the attached RROF on behalf of the County to be filed with the United States Department of Housing and Urban Development (HUD); and
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Housing Choice Voucher Program Project Based Vouchers – 100% HUD Federal Funds			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

National Community Renaissance of California, a California nonprofit public benefit corporation (“NCRC” or “National CORE”) (Developer), was selected to receive a total of 8 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers (PBVs) in response to a competitive Request for Proposal (RFP) issued by the Housing Authority of the County of Riverside on July 25, 2025 (RFP No. 2025-003) for Rancho Mirage Affordable Family Apartments (Proposed Project). The Developer will form a California limited partnership for the purpose of developing and financing the new construction of the Proposed Project, an affordable multi-family housing development consisting of a total of 150 units (149 affordable rental housing units for low-income households and one resident manager unit). The Proposed Project is located on approximately 5 acres of land located on the southeast of the intersection of Via Vail & Key Largo, in the City of Rancho Mirage, identified as Assessor’s Parcel Number 685-090-016 (Property). The Property is currently vacant.

The Proposed Project will include 149 affordable rental units, including 42 one-bedroom units, 69 two-bedroom units, 38 three-bedroom units, and 1 manager unit, within seven residential buildings. All units, except the 1 manager unit, are affordable housing units set between 60% and 80% AMI. Eight units will be set aside for PBVs. Resident amenities include a community center with offices and multi-purpose gathering space, a swimming pool with outdoor showers, a tot lot and teen plaza, a game court, BBQ areas, and shaded landscaped areas.

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

The PBVs will serve as a rental subsidy for the clients on the Housing Authority's Section 8 waiting list for the Proposed Project. Upon environmental clearance and Developer securing necessary funding to develop the Proposed Project, the Housing Authority will enter into an Agreement for Housing Assistance Payments (AHAP) with Developer for the PBVs, subject to approval by the Housing Authority's Board of Commissioners. The PBVs have an estimated value of \$4,466,400 in rental subsidies over the 20-year term of the agreement that may be extended for an additional 20 years. Approximate permanent sources for financing include the following:

Permanent Sources	Amount
Tax-Exempt Bonds	\$17,385,000
NOI During Construction:	\$1,435,881
Tax Credit Equity	\$44,030,921
USA MFD	\$5,301,692
Rancho Mirage Housing Authority	\$9,800,000
Total	\$77,953,494

NEPA Review

The environmental effects of activities carried out with PBVs must be assessed in accordance with the National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, through its Housing and Workforce Solutions Department (HWS), is the responsible entity for purposes of the 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 April 13, 2026, HWS completed an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which are attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached 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 FONSI and RROF was published on April 19, 2026, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

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

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

Impact on Residents and Businesses

The development of 149 affordable rental units will have a positive impact on businesses and residents through the creation of jobs and affordable housing in the Coachella Valley.

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

- County of Riverside Environmental Assessment
- County of Riverside FONSI
- Request for Release of Funds- HCVP Project Based Vouchers
- Proof of Publication and Public Notice



Stacey Pena, EO Management Analyst 4/26/2026



Aaron Gettis, Chief Deputy County Counsel 4/24/2026

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. 04/30/2027)

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

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

1. Program Title(s) Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBV)	2. HUD/State Identification Number CA027	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.871	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Annjanette Aguilar, 760.863.2541	7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity	
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles Street, Suite 4054	9. Program Activity(ies)/Project Name(s) HUD-Project Based Vouchers/ Rancho Mirage Affordable Family Apartments	
10. Location (Street address, city, county, State) Southeast of the intersection of Via Vail & Key Largo, in the City of Rancho Mirage, identified as Assessor's Parcel Number 685-090-016		11. Program Activity/Project Description The Project activity proposes the use of 8 Project Based Vouchers by National Community Renaissance of California, a California nonprofit public benefit corporation. The property sits on a parcel totaling approximately 5 acres of land located on the southeast of the intersection of Via Vail & Key Largo, in the City of Rancho Mirage, identified as Assessor's Parcel Number 685-090-016. The Project will consist of the new construction of a 149 affordable rental units, including 42 one-bedroom units, 69 two-bedroom units, 38 three-bedroom units, and 1 manager unit, within seven residential buildings. All units, except the manager's unit, are affordable housing units set between 60% and 80% AMI. In addition to the Project Based Vouchers other anticipated financing sources for the Proposed Project include \$17,385,000 in Tax-Exempt Bonds, \$1,435,881 in NOI During Construction, \$44,030,921 in Tax Credit Equity, \$5,301,692 in USA MFD, and \$9,800,000 from Rancho Mirage Housing Authority. The total cost of development, during the permanent financing period, is approximately \$77,953,494.

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

Previous editions are obsolete

form HUD-7015.15 (1/99)

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.

MAY 05 2026

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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

Chair, Riverside County Board of Supervisors

x *Karen S. Spiegel*

Date signed

MAY 05 2026

Address of Certifying Officer

KAREN SPIEGEL

ATTEST:

KIMBERLY A. RECTOR, Clerk

By 

DEPUTY

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

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

Signature of Authorized Officer of the Recipient

Title of Authorized Officer

Date signed

x

We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Previous editions are obsolete

MAY 05 2026

3.10

FORM APPROVED COUNTY COUNSEL

BY *AA*
AMBIT JULIEN

4/20/2026

DATE

form HUD-7015.15 (1/99)



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: Rancho-Mirage-Affordable-Housing-Family-Apartments

HEROS Number: 900000010512905

Start Date:

Estimated End Date:

Actual End Date:

Project Location: APN 685-090-016, Rancho Mirage, CA 92270

Additional Location Information:

The Rancho Mirage Affordable Housing Family Apartments Project (Project) is a 5+/- acre multi-family residential development, proposed on the southeast corner of Key Largo Avenue and Via Vail in the City of Rancho Mirage, Riverside County, California. The property consists of one Accessor Parcel with the APN 685-090-016. Formally, the site is located within the northeastern quarter of Section 30, Township 4 South, Range 6 East, San Bernardino Base and Meridian. See Exhibit 1, Regional Location Map, and Exhibit 2, Project Location Map, for further details.

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

The Project proposes the development of a 5+/- acre infill parcel, part of a larger vacant lot, owned by the City of Rancho Mirage and intended for future affordable housing development. As envisioned by the City, the Project proposes a multi-family apartment project with 150 units, 149 of which are for affordable housing and 1 is for management. At buildout, the site would include seven permanent three-story residential buildings, totaling to a building area of 66,060+/- square feet. Each residential building is configured as a three-story walk up with no elevator. The units will range in size and include 42 one-bedroom units, 69 two-bedroom units, and 39 three-bedroom units. A range of on-site amenities would be provided and accessible within communal spaces. The Community Center is a one-story building that provides a shared room, kitchen and patio space, laundry room, mail room, leasing office, bike room, and two office spaces. A 948+/- square foot swimming pool is proposed and would include a lounge area enclosed by desert landscape. Other outdoor recreational amenities include a children's playground, game court, landscaped garden, and grilling stations. A total of 219 parking stalls are proposed, including 141 covered carport spaces and 78 uncovered spaces. Of the 219 parking units, 23 stalls are EV charging stations and 90 stalls are EV charging compatible. Two access points are proposed along the future extension of the public street, Via Vail, along the property's eastern frontage. The northeast access point would function as a gated entryway with a residential and guest queuing lane, intercom, keypad system, and turnaround. The southeast access

point would function as an exit route. Off-site improvements would include the extension of Via Vail, adjacent to the site's eastern boundary. The Project proponent would be responsible for the construction of 0.066+/- miles of Via Vail, under the dimensions for a Local Collector roadway (60 feet of right-of-way width and 40 feet of curb-to-curb pavement width). The road improvement would be designed to accommodate two travel lanes, as well as a bike path and pedestrian sidewalk on the west side only. Extension of utility lines (i.e., water and sewer lines) would also be required to connect the property to the existing underground systems that currently services the surrounding area. See Exhibit 3, Project Site Plan, for further details.

Funding Information

Grant Number	HUD Program	Program Name	
PBV4-26-002	Public Housing	Project-Based Voucher Program	\$4,466,400.00

Estimated Total HUD Funded Amount: \$4,466,400.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$66,063,505.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	<p>A biological resource assessment was conducted for the site and prepared by WSP USA Environmental & Infrastructure Inc. on May 2024 (Appendix D). The assessment identifies the biological resources present within the site's boundaries and evaluates the Project's intended use for compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), California Environmental Quality Act (CEQA), as well as federal and state Endangered Species Act.</p> <p>As observed during the field survey conducted on April 18, 2024, the Project site consists of sandy soil and highly disturbed creosote scrub. Other signs of disturbance include residential and commercial development surrounding the Project area and human activities, indicated by tire tracks, dog prints and scat, trash, and human footprints. The entire Project site shows signs of disturbance, according to the WSP Senior Biologist.</p> <p>Based on the literature review and field survey visit,</p>

	<p>a list of 36 special status biological resources was compiled on the basis of known occurrence or potential for future occurrence within and near the Project site. Of the 36 special status species, 2 are federally protected plant species (i.e., Coachella Valley milkvetch, triple-ribbed milkvetch), 2 are federally protected invertebrates (i.e., Casey's June beetle, Monarch Butterfly), 2 are federally protected reptiles (i.e., Mojave desert tortoise, Coachella Valley fringe-toed lizard), 8 are federally protected bird species.</p> <p>Although the report identifies 14 federally protected sensitive status species as potentially occurring in the Project's vicinity, none are considered as having above a moderate chance of occurrence because the site and surrounding area lack the environmental conditions needed to sustain viable habitat for many of these species. Furthermore, the site is isolated from regional habitat and highly disturbed by surrounding sources. No federally listed sensitive status species was observed at the time of the field survey. For these reasons, the probability for federally listed sensitive species or sensitive habitat to occur on the site is considered low. However, the chance for migratory birds to settle on or near the Project site sometime between the biological field survey and the start of construction cannot be ruled out. Therefore, the Project would be required to conduct a pre-construction bird survey, no more than 3 days prior to ground disturbance to ensure birds protected under the Migratory Bird Treaty Act and the Endangered Species Act are not impacted by the site construction. Implementation of the mitigation measure will ensure that the Project complies with all applicable federal law governing wildlife conservation.</p> <p>Source: Biological Resources Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report for Via Vail 3 Project, prepared by WSP USA Environmental & Infrastructure, Inc., May 2024 (Appendix D).</p>
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>BIO-1: Migratory Bird Treaty Act A site-specific nesting bird survey shall be performed by a qualified ornithologist or biologist no more than 3 days prior</p>

	to vegetation removal or ground disturbance activities if construction is proposed during the nesting season (January 15 through August 31). If active nests are found during the pre-construction nesting bird survey, the biologist shall assess the conditions and establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be 100 to 300 feet for unlisted songbirds and at least 500 feet for birds-of-prey and species listed as threatened or endangered. The nesting area shall not be disturbed until the biologist has determined the young have fledged or the nest is no longer active. The biologist has the authority to stop work if the nesting area exhibits signs of disturbance.
Permits, reviews, and approvals	N/A
Historic Preservation	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 Agua Caliente Band of Cahuilla Indians (ACBCI) is the primary tribe with expressed interest in the Project. Through AB 52 and Section 106 consultations with the City of Rancho Mirage and the County of Riverside, ACBCI requested on-site monitoring during all ground-disturbing activities, including grading, trenching, excavation, and other earthmoving work. ACBCI also requested preconstruction cultural sensitivity training and established procedures for the treatment of unanticipated discoveries, including human remains. These tribal-specific monitoring and cultural resource protection measures will be implemented as conditions of approval to avoid or minimize potential impacts to tribal cultural resources.

Project Mitigation Plan

The City of Rancho Mirage Planning Department and the Project's assigned ornithologist or biologist, share monitoring responsibilities in the implementation of the mitigation measure that is to be performed no more than 3 days prior to ground disturbance related to construction activities.

Determination:

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

Rancho-Mirage-Affordable-
Housing-Family-Apartments

Rancho Mirage, CA

900000010512905

Preparer Signature: [Signature] Date: 4/13/2026

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

Certifying Officer Signature: Karen S. Spiegel Date: MAY 0 5 2026

Name/ Title: Karen Spiegel, chair CHAIR, BOARD OF SUPERVISORS

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

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 4/20/2026 DATE
AMRIT P. DEVLON

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

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

Project Information

Project Name: Rancho-Mirage-Affordable-Housing-Family-Apartments

HEROS Number: 900000010512905

Start Date: 12/17/2025

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

RE Preparer: Annjanette Aguilar

State / Local Identifier:

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity): National Community Renaissance

Point of Contact: Alexa Washburn, Chief Development Officer

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

Point of Contact: Nathaly Castillo Orozco

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: AMRIT P. DILLON
DATE: 4/26/2026

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

Project Location: APN 685-090-016, Rancho Mirage, CA 92270

Additional Location Information:

The Rancho Mirage Affordable Housing Family Apartments Project (Project) is a 5+/- acre multi-family residential development, proposed on the southeast corner of Key Largo Avenue and Via Vail in the City of Rancho Mirage, Riverside County, California. The property consists of one Accessor Parcel with the APN 685-090-016. Formally, the site is located within the northeastern quarter of Section 30, Township 4 South, Range 6 East, San Bernardino Base and Meridian. See Exhibit 1, Regional Location Map, and Exhibit 2, Project Location Map, for further details.

Direct Comments to:

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

The Project proposes the development of a 5+/- acre infill parcel, part of a larger vacant lot, owned by the City of Rancho Mirage and intended for future affordable housing development. As envisioned by the City, the Project proposes a multi-family apartment project with 150 units, 149 of which are for affordable housing and 1 is for management. At buildout, the site would include seven permanent three-story residential buildings, totaling to a building area of 66,060+/- square feet. Each residential building is configured as a three-story walk up with no elevator. The units will range in size and include 42 one-bedroom units, 69 two-bedroom units, and 39 three-bedroom units. A range of on-site amenities would be provided and accessible within communal spaces. The Community Center is a one-story building that provides a shared room, kitchen and patio space, laundry room, mail room, leasing office, bike room, and two office spaces. A 948+/- square foot swimming pool is proposed and would include a lounge area enclosed by desert landscape. Other outdoor recreational amenities include a children's playground, game court, landscaped garden, and grilling stations. A total of 219 parking stalls are proposed, including 141 covered carport spaces and 78 uncovered spaces. Of the 219 parking units, 23 stalls are EV charging stations and 90 stalls are EV charging compatible. Two access points are proposed along the future extension of the public street, Via Vail, along the property's eastern frontage. The northeast access point would function as a gated entryway with a residential and guest queuing lane, intercom, keypad system, and turnaround. The southeast access point would function as an exit route. Off-site improvements would include the extension of Via Vail, adjacent to the site's eastern boundary. The Project proponent would be responsible for the construction of 0.066+/- miles of Via Vail, under the dimensions for a Local Collector roadway (60 feet of right-of-way width and 40 feet of curb-to-curb pavement width). The road improvement would be designed to accommodate two travel lanes, as well as a bike path and pedestrian

sidewalk on the west side only. Extension of utility lines (i.e., water and sewer lines) would also be required to connect the property to the existing underground systems that currently services the surrounding area. See Exhibit 3, Project Site Plan, for further details.

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

The purpose of the Project is to provide affordable housing opportunities to very low and low income families in compliance with the established guidelines under the HUD's Project Based Voucher Program.

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

The Project site is currently undeveloped and unoccupied desert land, part of a larger infill lot, located north of Via Vail and between Key largo Avenue to the west and Monterey Avenue to the east. The infill lot, of which includes the Project site, is part of the Monterey and Dinah Shore land holding, owned and managed by the City of Rancho Mirage in Riverside County, California. The City intends to development the lot for affordable housing development, which has partially begun with the approval of the Rosette Apartments, which is an affordable housing property abutting the Project site to the north. Construction of the City-approved project has not yet begun (2025) but is expected in the foreseeable future. Existing development in proximity to the site includes the Monterey Marketplace to the north, Desert Gateway retail center to the northeast and east, and residential neighborhoods consisting of detached single-family homes to the west and south. See Exhibit 1 and Exhibit 2 for further details.

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

- [3 CORE RM IS Project Site Plan.pdf](#)
- [2 CORE RM IS Project Location Map.pdf](#)
- [1 CORE RM IS Regional Location Map.pdf](#)
- [Site Visit.pdf](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
PBV4-26-002	Public Housing	Project-Based Voucher Program	\$4,466,400.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,466,400.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$66,063,505.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all

		insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project'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.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon testing indicated radon levels below 4.0 pCi/L. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project has been determined to have No Effect on listed species. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks][24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. The Agua Caliente Band of Cahuilla Indians (ACBCI) is the primary tribe with expressed interest in the Project. Through AB 52 and Section 106 consultations with the City of Rancho Mirage and the County of Riverside, ACBCI requested on-site monitoring during all ground-disturbing activities, including grading, trenching, excavation, and other earthmoving work. ACBCI also requested preconstruction cultural sensitivity training and established procedures for the treatment of unanticipated discoveries, including human remains. These tribal-specific monitoring and cultural resource protection measures will be implemented as conditions of approval to avoid or minimize potential impacts to tribal cultural resources.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 31.8 db. See noise analysis. The project is in compliance with HUD's Noise regulation.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.</p>

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale	2	The subject site is designated High Density Residential (R-H) with an Affordable Housing Overlay (AHO) by the City of Rancho Mirage 2017 General Plan. Under this land use/overlay, the City allows for smaller, single-family and multi-family	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
and Urban Design		attached residential units at a density of 28 dwelling units per acre (du/ac). Development, as proposed by the Project, would include 7 permanent three-story residential buildings with a total of 150 apartment units, generating a development density of 30 du/ac which is permitted under the State's density bonus law of up to 50.4 du/ac for affordable housing development. The Project will comply with all applicable development standards as set forth by the City Municipal Code or otherwise allowed by the State for affordable housing development. No conflict to the City or State development standards would occur with the Project's construction and operation. Source: Rancho Mirage 2017 General Plan, adopted November 16, 2025.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soil Suitability The soil materials underlying the site consist of very loose to very dense, poorly graded aeolian sand to the maximum depth explored of 66 feet. The soil becomes medium dense to dense and finer grained with depth and the moisture content is very low. Slope The Project area is relatively flat with no steep slopes or hillsides within proximity so as to pose a geological hazard related to landslides or slope failure. Soil Erosion Disturbance of the topsoil during construction is generally regarded as increasing the probability of soil erosion by wind and water. However, the Project would be required to comply with applicable regulatory standards including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) that specify actions taken to manage and avoid erosion from water during construction and operation. Furthermore, the Project would comply with Southern Coast Air Quality Management District (SCAQMD) Rule 403 which mandates fugitive dust control during all land disturbance related to construction activities. At operation, the Project site will include impervious surfaces such as building foundation, sidewalks, parking areas, and landscape, all of which stabilize	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>the soil and prevent soil erosion. Drainage The property's existing drainage pattern shows significant runoff from surrounding vacant parcels including open space to the west and portion of the vacant parcel to the south. The runoff, not infiltrated by the site's sandy soil, drains across the property and onto the vacant northern and eastern parcels, planned for the extension of Via Vail. To manage on- and off-site runoff, the Project proposes an on-site drainage system which has been evaluated to determine conformance with the City's 100-year storm retention requirement and found to be consistent. As such, the development of the Project would adequately manage storm runoff and thus, improve existing conditions. Storm Water Runoff As discussed above, the proposed on-site drainage system will properly manage on- and off-site runoff as required by the City's Municipal Code. In addition, the Project will implement best management practices (BMPs) as listed in the Water Quality Management Plan to control and minimize the propensity of stormwater runoff. As such, the Project's development is not expected to impact the site's susceptibility for flooding or reduce the capacity of regional flood control measures. Source: Preliminary Drainage Study for Rancho Mirage Affordable Apartments, Rancho Mirage, California, prepared by Atlas Civil Design, Inc., October 2024 (Appendix E); Water Quality Management Plan for Rancho Mirage Affordable Apartments, Rancho Mirage, CA, prepared by Atlas Civil Design, Inc., October 2024 (Appendix F); Geotechnical Investigation Report for Proposed Rancho Mirage Apartments, prepared by Petra Geosciences, Inc., July 25, 2024 (Appendix J).</p>	
Hazards and Nuisances including Site Safety and	2	Hazardous Materials: The Project proposes the development of 150 multi-family residential units which is not expected to be hazardous in nature. Routine transport, use, or disposal of hazardous materials typically associated with household	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Site-Generated Noise		<p>products are likely to be present on-site but not at a significant quantity to pose an environmental or public health risk in the event of an accidental spill. A site-specific Phase I ESA (Appendix C) evaluates the site's conditions to determine if Recognized Environmental Conditions (RECs) are present on the 5-acre site. Based on the field survey, there is no evidence to indicate surface or subsurface contamination. No aboveground storage tank, pool of liquid or potential hazardous substances, groundwater wells, stained soils, unusual or noxious odors, or waste disposal areas were encountered on an area of the subject site. Potential hazardous material sources and releases were not observed in the properties that adjoin the site. Review of online databases did not yield any historical use of hazardous generators on or adjacent the site. Given the lack of evidence, the report concluded with there being no RECs and no need for additional environmental studies. Airport Hazards: The nearest civil airport is the Palm Springs International Airport (PSP). With respect to the airport's compatibility Zone E, the site is located 9,450+/- feet east. At this distance, construction and operation of the Project site would not interfere or obstruct aviation activities from the PSP. Therefore, the Project would not be required to conform with the requirements of the Federal Aviation Administration, the County Airport Land Use Compatibility Plan, or the Rancho Mirage General Plan to ensure compatible land uses. No considerable airport hazards are expected to affect the Project site or future residential development. Noise: The City of Rancho Mirage Ordinance Code requires all new residential development to install noise insulation sufficient to ensure that interior noise levels remain at or below 45 dBA during the night. The Project would comply with this standards requirement as evaluated and determined by Project-specific Noise and Vibration Analysis</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>(Appendix I). Fire Hazards: According to the CalFire, the Project site is in an area not designated as a severe fire hazard zone. The City General Plan, local wildlife hazard map, coincides with CalFire's fire hazard designation for the property, and thus, the site is regarded as being outside a fire hazard zone at a local and statewide level. Nonetheless, the Project would be required to comply with the minimum fire safety standards set forth by the State and City Building Code. The Project's conformance with these standards ensures fire hazards are minimized to the greatest extent practical.</p> <p>Geological Hazards: The site-specific Geotechnical Investigation Report (Appendix J), evaluates the engineering properties of the soil found on-site and the degree of susceptibilities to local geological hazards, and subsequently, provides recommendations, based on its findings and conclusion. The report concluded with the site being suitable for the proposed development. Additionally, the Project's construction disturbance would not result in adverse effects to the property's geological stability, or indirectly impact adjacent property, as long as the Project complied with all applicable grading ordinances and the recommendations as listed in the report. Conformance with set standards and practices would reduce the probability for geological hazards.</p> <p>Flood Hazards: According to FEMA Flood Insurance Rate Map No. 06065C159G, the Project site is not located within a FEMA Special Flood Hazard Area. The Project site and surrounding area are in a FEMA Zone X which is associated with areas outside the 500-year flood zone. While the site has a low flood hazard, the Project would comply with applicable state and local flood control measures.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	1	The City's economy is heavily rooted in the service industry with the largest number of residents (1,695 in total) being employed by the health care industry	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>in 2018. The high number of healthcare workers can be tied to the presence of Eisenhower Medical Center and a number of medical offices, as well as a number of nursing homes, assisted living facilities and a similar age- and health-related businesses in the City. According to the American Community Survey, this trend remains as the majority of the population 16 years and over are employed by the "Education services, health care, and social assistance" (1,572 in total) industries as of 2023. The highest-paying sectors are Finance/Insurance/Real Estate, Government, and Information with incomes averaging around \$50,000 to \$60,000, annually. The lowest paying sectors are Retail Trade, Other Services, and Leisure and Hospitality, with incomes averaging around \$31,000 annually. The City's median household income is \$109,943 with approximately 36 percent of total households falling well below the median (<\$75,000 per year) and approximately 35 percent of total households earning well above the median (>\$150,000 per year). The Project would result in the creation of temporary construction jobs that would benefit local vendors, and labor workers including plumbers, electricians, painters, and various inspectors. The Project proposes an affordable housing development within an urbanized area of Rancho Mirage that includes commercial-retail centers such as the Monterey Marketplace to the north, and the Desert Gateway to the northeast. Therefore, the Project would provide affordable housing opportunities for qualified, low-income applicants, while promoting local retail stores through proximity. In this way, the Project would benefit the local employment market and income patterns. Source: Rancho Mirage 2017 General Plan, adopted November 16, 2027; U.S. Census Bureau, American Community Survey Database, https://www.census.gov/programs-surveys/acs/data.html, accessed November 2025.</p>	

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Demographic Character Changes / Displacement	2	The Project site is currently vacant desert land, part of a larger lot, under the Monterey and Dinah Shore land holding, owned by the City of Rancho Mirage and intended for future affordable housing development. As envisioned by the City, the Project site would include a total of 150 apartment units, 149 of which would be reserved for low-income households. The Project would generate a development density of 30 du/ac which exceeds the City's permitted density capacity of 28 du/ac for any property with an affordable housing overlay but is allowed under the density bonus granted by the State. Additionally, the Project would provide affordable housing opportunities for qualified, low-income applicants, which is a net positive impact as it provides affordable housing opportunities to individuals/families displaced by rising housing costs. Development of the Project will adhere to the development standards in the City Municipal Code and California's Building Code and would therefore not negatively impact the character of the surrounding area. The proposed residence would operate independently and will not result in the displacement of existing residential units or individuals. Source: Rancho Mirage 2017 General Plan, adopted November 16, 2027.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Two school districts provide public educational services in the City of Rancho Mirage, the Palm Springs Unified School District (PSUSD) (serves much of the City area) and the Desert Sand Unified School District (DSUSD). The Project site is located within the PSUSD service area. Specifically, the site is located within the service boundaries of Rancho Mirage Elementary and Rancho Mirage High School. As of the 2023-2024 school year, the student enrollment at each facility consisted of 336 students in grades KG through 5th, and 1,464 students in grades 9th through 12th, respectively. Source: Rancho Mirage 2017 General Plan, adopted	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		November 16, 2017; U.S. Department of Education, National Center for Education Statistics, https://nces.ed.gov/ccd/schoolsearch/ , accessed November 2025	
Commercial Facilities (Access and Proximity)	2	There are two commercial-retail centers within the Project's vicinity, including the Monterey Marketplace to the north and the Desert Gateway to the northeast. Residential development also makes up the surrounding urban environment with detached single-family homes to the west and south. The Project proposes a multi-family apartment development, as permitted and intended by the City's R-H and AHO designations. The Project is located at a distance from any commercial facilities nearby and therefore, development would not alter or modify existing commercial facilities. The Project will operate independently and therefore, no impacts to nearby commercial facilities would occur in relation to the Project's implementation. Source: Rancho Mirage 2017 General Plan, adopted November 16, 2017; Google Earth Pro, Image Dated March 17, 2025.	
Health Care / Social Services (Access and Capacity)	2	The Project site and future residents will be served by various health care and social service resources available within the City and Riverside County. Future residents will be serviced by the local sheriff, fire, and emergency medical services and are within reasonable proximity to the site. The Eisenhower Medical Center located in the City's southern region, is the nearest hospital, at a travel distance of approximately 3.60 miles south or 8 minutes. The nearest social service is the County of Riverside Department of Public Social Services in Cathedral City, and approximately 5.8. miles southwest or 11 minutes from the property. The Project's implementation is not expected to result in a substantial increase in population, such that it would hinder the efficiency of local services or leave future residents out of reach for such services.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Source: Google Earth Pro, Image Dated March 17, 2025.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>The Project would generate solid waste during construction and operation. Construction-related solid waste would consist of cardboard, plastic, construction materials, and similar materials that must be recycled, reused, or repurposed in accordance with the City Municipal Code. At this stage of development, the Project would be required to divert at least 65 percent of all construction and debris materials which, in turn, would minimize the total construction waste disposed at Edom Hill (local transfer station) and regional landfills. At operation, the Project site would include 150 dwelling units, a Community Center, and outdoor recreational spaces. Solid waste generated is expected to largely result from residential activities. Assuming CalRecycle solid waste generation factor of 4 pounds per dwelling unit per year, the Project would generate 600 pound or 3 tons of solid waste per day. On an annual base, the Project would generate 219,000 pounds or 1,095 tons. In relation to the three regional landfills in proximity to the Rancho Mirage, the Project would represent less than one percent (<0.004%) of the daily throughout capacity of the Badlands Sanitary Landfill, Lamb Canyon Sanitary Landfill, and El Sobrante Landfill, assuming the 2024 annual disposal rate, reported by CalRecycle. At this rate, the Project would not exceed the regional landfill capacity or substantially reduce its ability to service existing and future users. Nonetheless, the Project would be required to comply with all applicable diversion programs at a local and state level, to minimize potential impacts. Overall, solid waste generated by the Project construction and operation is expected to cause less than significant impacts. Source: California Department of Resources Recycling and Recovery, Solid Waste Information System,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>https://www2.calrecycle.ca.gov/SolidWaste/Site/Search, accessed November 2025; California Department of Resources Recycling and Recovery, 2024 Landfill Tonnage Report, https://www2.calrecycle.ca.gov/LandfillTipFees/, accessed November 2025.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>The Project site is currently undeveloped and unoccupied, thus there are no underground sewer lines that service the property. However, at buildout, the property would be connected to wastewater treatment services owned and managed by the Coachella Valley Water District (CVWD). The wastewater generated at the site would be routed to CVWD's Water Reclamation Plan 7 (WRP-7) located in the City of Indio. Development would create 150 permanent residential units within a previously unoccupied site which, in turn, would increase the need for wastewater collection and treatment. Assuming CVWD's 250 gallons per day generation rate for apartment buildings, the Project is estimated to generate 37,500 gallons of wastewater per day which would represent nearly 2 percent (1.78%) of WRP-7 remaining capacity of 2.1 million gallons per day (MGP), assuming a constant rate of treated wastewater as in 2020, per CVWD's Urban Water Management Plan (UWMP) report. At this rate, wastewater generated by the Project is not expected to limit or substantially reduce CVWD ability to provide wastewater collection and treatment services. As such, potential impacts are regarded as less than significant. Source: Coachella Valley Water District Regulations Governing Sanitation Services, under CVWD Ordinance No. 1427.1, December 2017; Coachella Valley Water District, Regional Urban Water Management Plan, June 30, 2021.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>As analyzed below, the Project's construction and operation phase is expected to generate a water demand below CVWD's annual water supply and therefore, no construction or expansion of the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>existing domestic system would be warranted by the Project's development. During construction, hauling trucks are expected to deliver water to the site so as to irrigate the property in accordance with SCAQMD's fugitive dust control mandate under Rule 403. The site's irrigation will occur during ground disturbance and are therefore expected to be temporary and occur for a short period. As such, impacts to water supply would be marginal. Water use during the Project's long-term operation will consist of residential use, amenity space (e.g., Community Center, swimming pool) and landscape irrigation. Based on these land uses and respective size and occupation density, the Project is estimated to require a total water demand of 28.26 acre-feet per year (AFY), 25.31 AFY of which accounts for indoor water use, and the remaining 2.95 AFY accounts for outdoor water use. Although water demand for landscape irrigation is projected at 2.80 AFY, usage is anticipated to be lower considering landscape vegetation will be water efficient and drought tolerant as required by the City Municipal Code. Overall, the Project is not expected to reduce CVWD's groundwater supply because its annual water demand accounts for less than 1 percent of CVWD annual supply until 2045 (164,966 AFY). Additionally, the Project would not result in unaccounted water demand as CVWD's UWMP calculates and projects future water demand assuming City buildout in accordance with the General Plan. Given the Project is consistent with the City's designated land use and water demand would account for a marginal percentage of CVWD's annual water supply, less than significant impact to groundwater supply is anticipated. Source: Coachella Valley Water District, Regional Urban Water Management Plan, June 30, 2021.</p>	
Public Safety - Police, Fire and	2	Police Protection The Riverside County Sheriff's Department provide police protection to the City of Rancho Mirage, including the Project site. There is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Emergency Medical		<p>only one County-operated police station, located in the City of Palm Desert and approximately 1 mile southeast from the property. The police station is staffed with 10 dedicated police personnel, 19 patrol deputies, and 4 non-dedicated deputies aided in patrol. Residential development as proposed will increase calls and demand for police and emergency services. However, this demand is not expected to hinder the Department's service standard or reduce the accessibility to resources for other residents. The Project proponent may be required to pay a Development Impact Fee, if determined as necessary by the City Council, to reduce potential direct and indirect impacts. Therefore, impacts to police protection services are expected to be minimal. Fire and Emergency Medical Service Fire and emergency medical services are provided to the City, including the Project site, by the Riverside County Fire Department, in cooperation with the California Department of Forestry and Fire Protection (CalFire). The Fire Department operates 106 fire stations throughout the Riverside County, with Fire Station No. 50 and Fire Station No. 69 being in the City of Rancho Mirage. These stations are adequately equipped and staffed 24/7/365. The nearest station to the site is Fire Station No. 69, located approximately 1.14 miles southwest. It is anticipated that the Project would result in an incremental increase in the demand for fire services but not to an extent of requiring the construction of new fire station(s) to ensure adequate service. The Project proponent may be required to pay a Development Impact Fee, if determined as necessary by the City Council, to reduce potential impacts and contribute its fair share of financially support for current operation and future improvement projects. As such, the Project is not expected to cause substantial impact, in adherence with the City Municipal Code and the California</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Building Code. Source: Rancho Mirage 2017 General Plan, adopted November 16, 2017; Rancho Mirage Municipal Code, updated September 2025.	
Parks, Open Space and Recreation (Access and Capacity)	2	The Project is expected to increase the demand for park and open space by inducing a local population growth. However, potential impacts are expected to be minimal as the development of on-site recreational amenities will offset the use of local and regional recreational facilities. For this reason, potential impacts such as the physical deterioration of local recreational spaces are anticipated to be minimal.	
Transportation and Accessibility (Access and Capacity)	2	Implementation of a residential development within an unoccupied parcel would increase the local population size which, in turn, would increase the number of vehicles traveling within the City's circulation system. In response to the increase in vehicle use, a Project-specific Traffic Analysis was prepared by Urban Crossroads on December 20, 2024 (Appendix B). The report evaluates potential circulation deficiencies that may result from the Project's development and off-site improvements (i.e., extension of Via Vail). The extent of potential impacts was evaluated using different scenarios, including existing conditions (2024), existing plus the project (2026) and cumulative conditions plus the project (2026). Results from the traffic analysis concluded that under all scenarios, all studied interceptions would continue to operate at acceptable levels of services (LOS D or better) as required by the City General Plan. While the Project would result in limited effects to the local circulation system, the Traffic Analysis makes recommendations to ensure buildout of Via Vail achieves acceptable peak hour operations at full occupancy of the Project. As such, implementation of the listed recommendations will reduce the probability for the Project to cause adverse impacts to traffic movement within corridors at or near the Project site. Source: Traffic Analysis for Core	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Rancho Mirage, prepared by Urban Crossroads, December 20,2024 (Appendix B).	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The site is currently undeveloped and covered by natural shrub and loose sediment. The site appears disturbed due to proximity to developed sites within its vicinity. The site does not contain unique or locally important natural features, including landmarks or sensitive watershed areas. Given the lack of unique natural features and/or water resources, implementation of the Project is not expected to cause any adverse effect to these resources. No impact would occur. Source: Google Earth Pro, Image Dated March 17, 2025.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	3	A site-specific biological resource assessment was prepared by WSP USA Environment & Infrastructure Inc. in May 2024 (Appendix D). The report evaluates the Project's compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), California Environmental Quality Act (CEQA), and the federal and state Endangered Species Act. As determined by the biological resource assessment, the Project site is not located within or adjacent to any Conservation Area and therefore, development of the site would have no effect on any CVMSHCP Conservation Areas. The Project site was observed to consist of sparse vegetation and signs of disturbance. While some federally listed species (i.e., endangered, threatened, candidate) were considered as potentially occurring on or near the Project site, the probability for these species to occur were determined as low because of the site's lack of suitable habitat and viable conditions to support these special status species. Therefore, the disturbance of 5+/- acres of undeveloped, desert land would not result in a reduction in sensitive habitat or impact a potentially occurring sensitive status species. As such, less than significant impacts are anticipated. Source: Biological Resources	BIO-1: Migratory Bird Treaty Act A site-specific nesting bird survey shall be performed by a qualified ornithologist or biologist no more than 3 days prior to vegetation removal or ground disturbance activities if construction is proposed during the

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report for Via Vail 3 Project, prepared by WSP USA Environmental & Infrastructure Inc., May 2024 (Appendix D</p>	<p>nesting season (January 15 through August 31). If active nests are found during the pre-construction nesting bird survey, the biologist shall assess the conditions and establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be 100 to 300 feet for unlisted songbirds and at least 500 feet for birds-of-prey and</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			species listed as threatened or endangered. The nesting area shall not be disturbed until the biologist has determined the young have fledged or the nest is no longer active. The biologist has the authority to stop work if the nesting area exhibits signs of disturbance.
Other Factors 1		N/A	
Other Factors 2			
ENERGY			
Energy Efficiency	2	The City Municipal Code adopts California Building Code, including Title 24, which establishes provisions regarding energy efficiency and solar readiness. Compliance with all applicable	

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>development and performance standards mandated by local and state building code will be required at Project build-out. Furthermore, the Project would be required to implement feasible energy conservation measures as established in the Rancho Mirage 2013 Sustainability Action Plan. Implementation of energy efficiency measures will avoid excessive and wasteful energy consumption during the Project's long-term operation. Source: Rancho Mirage Municipal Code, updated September 2025; Rancho Mirage Sustainability Plan, March 2013.</p>	

Supporting documentation

- [Environmental Assessment Worksheet-Partner Worksheet-July 2025.pdf](#)
- [Climate Risk Summary CORE Rancho Mirage.pdf](#)
- [Appendix J-Noise Vibration Analysis 5-25\(1\).pdf](#)
- [Appendix I-Geotechnical Report 7-24.pdf](#)
- [Appendix G-Historical Archaeological Resources Survey Report 10-25\(1\).pdf](#)
- [Appendix F-Water Quality Management Plan 10-24.pdf](#)
- [Appendix E-Preliminary Drainage Study 10-24.pdf](#)
- [Appendix D-Biological Resource Assessment 5 24\(1\).pdf](#)
- [Appendix C-Phase I Report Final 4-24\(2\).pdf](#)
- [Appendix B-Traffic Analysis 12-24.pdf](#)
- [Appendix A-Rancho Mirage Affordable Housing Family Apartment AQ Detailed Report 11-25\(1\).pdf](#)

Additional Studies Performed:

Appendix A Rancho Mirage Affordable Housing Family Apartment Detailed Report, CalEEMod Version 2022.1, prepared by Terra Nova Planning and Research, Inc., November 18, 2025. Appendix B Traffic Analysis for Core Rancho Mirage, prepared by Urban Crossroads, December 20, 2024. Appendix C Phase I Environmental Site Assessment for a 5.0-Acre Property (Parcel A-2) Located Southeast of Via Vail and Key Largo Avenue, Rancho Mirage, California, prepared by Terra Nova Planning & Research, Inc., April 2024. Appendix D Biological Resources Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report for Via Vail 3 Project, prepared by WSP USA Environment & Infrastructure Inc., May 2024. Appendix E Preliminary Drainage Study for Rancho Mirage Affordable Apartments, Rancho Mirage, California, prepared by Atlas Civil Design, Inc., October 2024.

Appendix F Water Quality Management Plan for Rancho Mirage Affordable Apartments, Rancho Mirage, CA, prepared by Atlas Civil Design, Inc., October 2024. Appendix G Historical/Archaeological Resources Survey Report for Assessor's Parcel Number 685-090-016, City of Rancho Mirage, Riverside County, California, prepared by CRM TECH, October 2025. Appendix H Agua Caliente Band of Cahuilla Indians, Consultation Letter, October 27, 2025. Appendix I Noise and Vibration Analysis for Core Rancho Mirage, prepared by Urban Crossroads, January 10, 2025. Appendix J Design-Phase Geotechnical Investigation Report for Proposed Rancho Mirage Apartments, prepared by Petra Geosciences, Inc., July 25, 2024.

[Appendix J-Noise Vibration Analysis 5-25\(2\).pdf](#)

[Appendix I-Geotechnical Report 7-24\(1\).pdf](#)

[Appendix G-Historical Archaeological Resources Survey Report 10-25\(2\).pdf](#)

[Appendix F-Water Quality Management Plan 10-24\(1\).pdf](#)

[Appendix E-Preliminary Drainage Study 10-24\(1\).pdf](#)

[Appendix D-Biological Resource Assessment 5 24\(2\).pdf](#)

[Appendix C-Phase I Report Final 4-24\(3\).pdf](#)

[Appendix B-Traffic Analysis 12-24\(1\).pdf](#)

[Appendix A-Rancho Mirage Affordable Housing Family Apartment AQ Detailed Report 11-25\(2\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Annjanette Aguilar

10/29/2025 12:00:00 AM

[Site Visit.pdf](#)

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

California Coastal Commission, Coastal Zone Boundary, <https://www.coastal.ca.gov/maps/czb/>, accessed November 2025. California Department of Conservation, Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed November 2025. California Department of Resources Recycling and Recovery, 2024 Landfill Tonnage Report, <https://www2.calrecycle.ca.gov/LandfillTipFees/>, accessed November 2025. California Department of Resources Recycling and Recovery, Solid Waste Information System, <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>, accessed November 2025. Coachella Valley Water District, Regional Urban Water Management Plan, June 30, 2021. Coachella Valley Water District Regulations Governing Sanitation Services, under CVWD Ordinance No. 1427.1, December 2017. County of Riverside Airport Land Use Commission, Riverside County Airport Compatibility Plan, <https://rcaluc.org/current-compatibility-plans>, adopted October 14, 2004. Federal Emergency Management Agency, FEMA FIRM Map No. 06065C1595G,

<https://msc.fema.gov/portal/home>, accessed November 2025. Google Earth Pro, accessed November 2025. National Park Service, Nationwide Rivers Inventory, <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>, accessed November 2025. National Wild and Scenic Rivers System, <https://www.rivers.gov/rivers/apps/>, accessed November 2025. Rancho Mirage 2017 General Plan, adopted November 16, 2017. Rancho Mirage Municipal Code, updated September 4, 2025. Rancho Mirage Sustainability Plan, March 2013. Riverside County Airport Compatibility Mapping Portal, <https://gisopendata-countyofriverside.opendata.arcgis.com/datasets/CountyofRiverside::airport-compatibility/explore?location=33.727534%2C-116.173250%2C7.98>, updated September 2023. U.S. Census Bureau, American Community Survey Data, <https://www.census.gov/programs-surveys/acs/data.html>, accessed November 2025. U.S. Department of Education, National Center of Education Statistics, <https://nces.ed.gov/ccd/schoolsearch/>, accessed November 2025. U.S. Department of Transportation, National Transportation Noise Map, <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>, accessed November 2025. U.S. Environmental Protection Agency, Sole Source Aquifers, <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>, updated July 2025. U.S. Fish and Wildlife Service, Coastal Barrier Resources System Mapper Version 2.1.3, <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>, accessed November 2025. U.S. Fish and Wildlife Service, National Wetlands Inventory Version 1.6.4, <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>, accessed November 2025. U.S. National Park Service, National Register of Historical Places, <https://npgallery.nps.gov/nrhp>, accessed November 2025.

List of Permits Obtained:

N/A

Public Outreach [24 CFR 58.43]:

N/A

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is consistent with the parcel's land use (H-R and AHO) and in an urbanized area with constructed roads and utility services. As shown in the Air Quality worksheet, the Project would not exceed significance pollutant thresholds established by the U.S. Environmental Project Agency or South Coast Air Quality Management District and, subsequently, would not result in cumulatively considerable impact to

any pollutant of concern or criteria pollutants currently in nonattainment in the Salton Sea Air Basin. The Project is not identified as within or near a conservation area as set by the CVMSHCP. Additionally, the property lacks any natural features or native vegetation which could otherwise provide biological resources or viable habitat for federally protected plant species and wildlife. Development of the residential project would however increase the local population size and, in turn, would increase the demand for public resources. Potential impacts are not expected to be substantial but, if otherwise determined by the City Council, the Project would be required to pay a development impact fee to mitigate impacts to local services (e.g., police protection, fire and emergency services). Compliance with these standards ensures the Project would not result in cumulative impacts.

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

The site is designed High-Density Residential (R-H) with an Affordable Housing Overlay (AHO) which allows for a development density up to 28 dwelling units per acre (du/ac). The Project proposes a multi-family residential apartment complex with a total of 150 units which result in a development density of 30 du/ac which is allowed under the State's density bonus for affordable housing development. Alternative to the proposed plan include, but are not limited to: * Develop a residential property with a total of 140 dwelling units, in conformance with the City's AHO density capacity. While this could provide affordable housing development to the City of Rancho Mirage, it is an inefficient use of the parcel which reduces the City's housing potential. For this reason, the Project is the superior development option. * Develop a market price housing project as opposed to an affordable housing project. While it would generate more revenue for the development and increase the City's housing stock, this alternative would fail to meet the Project's main objective to provide affordable housing opportunities for low-income households. The proposed Project both increases the City's housing stock and provides affordable housing opportunities. Therefore, the Project is the superior development option. Both alternatives discussed above would have similar impact, as is the case for the proposed Project. Implementation of the same development standards and recommendations set by site-specific technical reports would be required. However, for the reasons described above, the proposed Project is the superior development option.

No Action Alternative [24 CFR 58.40(e)]

Absence of the proposed Project would result in the underutilization of an infill parcel within an established urban space. The No Action alternative may redirect federal funding, but future homes would likely be constructed by an alternative building from alternative sources of fundings.

Summary of Findings and Conclusions:

As evaluated and concluded by the associated worksheets and site assessments, development of the 150 multi-family residential units within an existing undeveloped, vacant parcel in the northeast region of Rancho Mirage would not cause significant environmental or public health impacts.

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
Endangered Species Act	<p>A biological resource assessment was conducted for the site and prepared by WSP USA Environmental & Infrastructure Inc. on May 2024 (Appendix D). The assessment identifies the biological resources present within the site's boundaries and evaluates the Project's intended use for compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), California Environmental Quality Act (CEQA), as well as federal and state Endangered Species Act.</p> <p>As observed during the field survey conducted on April 18, 2024, the Project site consists of sandy soil and highly disturbed creosote scrub. Other signs of disturbance include residential and commercial development surrounding the Project area and human activities, indicated by tire</p>	N/A		

	<p>tracks, dog prints and scat, trash, and human footprints. The entire Project site shows signs of disturbance, according to the WSP Senior Biologist.</p> <p>Based on the literature review and field survey visit, a list of 36 special status biological resources was compiled on the basis of known occurrence or potential for future occurrence within and near the Project site. Of the 36 special status species, 2 are federally protected plant species (i.e., Coachella Valley milkvetch, triple-ribbed milkvetch), 2 are federally protected invertebrates (i.e., Casey's June beetle, Monarch Butterfly), 2 are federally protected reptiles (i.e., Mojave desert tortoise, Coachella Valley fringe-toed lizard), 8 are federally protected bird species.</p> <p>Although the report identifies 14 federally protected sensitive status species as potentially occurring in the Project's vicinity, none are considered as having above a moderate chance of occurrence because the site and surrounding area lack the environmental conditions needed to sustain viable habitat for many of these species. Furthermore, the site is isolated from regional habitat and highly disturbed by surrounding sources. No federally listed sensitive status species was observed at the time of the field survey. For these reasons, the probability for federally listed sensitive species or sensitive habitat to occur on the site is</p>			
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	<p>considered low. However, the chance for migratory birds to settle on or near the Project site sometime between the biological field survey and the start of construction cannot be ruled out. Therefore, the Project would be required to conduct a pre-construction bird survey, no more than 3 days prior to ground disturbance to ensure birds protected under the Migratory Bird Treaty Act and the Endangered Species Act are not impacted by the site construction. Implementation of the mitigation measure will ensure that the Project complies with all applicable federal law governing wildlife conservation.</p> <p>Source: Biological Resources Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report for Via Vail 3 Project, prepared by WSP USA Environmental & Infrastructure, Inc., May 2024 (Appendix D).</p>			
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>BIO-1: Migratory Bird Treaty Act A site-specific nesting bird survey shall be performed by a qualified ornithologist or biologist no more than 3 days prior to vegetation removal or ground disturbance activities if construction is proposed during the nesting season (January 15 through August 31). If active nests are found during the pre-construction nesting bird survey, the biologist shall assess the conditions and establish an</p>	<p>N/A</p>		

	<p>appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be 100 to 300 feet for unlisted songbirds and at least 500 feet for birds-of-prey and species listed as threatened or endangered. The nesting area shall not be disturbed until the biologist has determined the young have fledged or the nest is no longer active. The biologist has the authority to stop work if the nesting area exhibits signs of disturbance.</p>			
<p>Historic Preservation</p>	<p>Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. The Agua Caliente Band of Cahuilla Indians (ACBCI) is the primary tribe with expressed interest in the Project. Through AB 52 and Section 106 consultations with the City of Rancho Mirage and the County of Riverside, ACBCI requested on-site monitoring during all ground-disturbing activities, including grading, trenching, excavation, and other earthmoving work. ACBCI also requested preconstruction cultural sensitivity training and established procedures for the treatment of unanticipated discoveries, including human remains. These tribal-specific monitoring and cultural resource protection measures will be implemented as conditions of approval to avoid or minimize</p>	<p>N/A</p>		

	potential impacts to tribal cultural resources.			
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Project Mitigation Plan

The City of Rancho Mirage Planning Department and the Project's assigned ornithologist or biologist, share monitoring responsibilities in the implementation of the mitigation measure that is to be performed no more than 3 days prior to ground disturbance related to construction activities.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

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

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

No

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

Yes

Screen Summary

Compliance Determination

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

Supporting documentation

[Airport_Hazards-Partner_Worksheet-July_2025.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

[Coastal Barrier Resources Act-Partner Worksheet-July 2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

✓ Yes

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

[FEMA FIRM Map No 06065C1595G.pdf](#)

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

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

✓ No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

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

Supporting documentation

[Flood Insurance Partner Worksheet July 2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

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

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

Ozone	25.00	ppb (parts per million)
Particulate Matter, <10 microns	70.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

*NOTE tons/year is the calculation used for questions 3 and 4. CalEEMod Version 2022.1 was used to estimate project related construction and operations emissions using USEPA De Minimis emission thresholds expressed as a rate of tons/year. For this reason, emission threshold in question 3 and project emission levels in question 4 are declared in tons/year.

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	3.74	ppb (parts per million)
Particulate Matter, <10 microns	2.01	µg/m ³ (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.

Supporting documentation

[Appendix B-Traffic Analysis 12-24\(2\).pdf](#)

[Appendix A-Rancho Mirage Affordable Housing Family Apartment AQ Detailed Report 11-25.pdf](#)

[Air Quality-Partner Worksheet-July 2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

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

Supporting documentation

[FEMA FIRM Map No 06065C1595G\(1\).pdf](#)

[Coastal Zone Management Act-Partner Worksheet-July 2025.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:

The site-specific Phase I ESA conducted a review of aerial photographs, environmental database review and a field survey, performed on April 18, 2024 (Appendix C). From its findings, the report concluded with there being no evidence of toxic, hazardous, or radioactive substances, present at the site or within immediate vicinity.

Yes

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

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

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

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the

environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

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

Yes

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

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

✓ Yes

No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

6. How was radon data collected?

All buildings involved were tested for radon

- ✓ A review of science-based data was conducted

Enter the Radon concentration value, in pCi/L, derived from the review of science-based data:

0.8

Provide the documentation* used to derive this value:

See Appendix C

File Upload:

[Appendix C-Phase I Report Final 4-24\(1\).pdf](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Radon concentration value is greater than or equal to 4.0 pCi/L and/or non-radon contamination was found in a previous question. Continue to Mitigation.

* For example, if you conducted radon testing then provide a testing report (such as an ANSI/AARST report or DIY test) if applicable (note: DIY tests are not eligible for use in multifamily buildings), or documentation of the test results. If you conducted a scientific data review, then describe and cite the maps and data used and include copies of all supporting documentation. Ensure that the best available data is utilized, if conducting a scientific data review.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon testing indicated radon levels below 4.0 pCi/L. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Contamination Toxic Substances-Multifamily-Partner Worksheet-July 2025.pdf](#)
[Appendix C-Phase I Report Final 4-24.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

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

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

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

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

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

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

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

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

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

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

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

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

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

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

- ✓ Mitigation as follows will be implemented:

A biological resource assessment was conducted for the site and prepared by WSP USA Environmental & Infrastructure Inc. on May 2024 (Appendix D). The assessment identifies the biological resources present within the site's boundaries and evaluates the Project's intended use for compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), California Environmental Quality Act (CEQA), as well as federal and state Endangered Species Act. As

observed during the field survey conducted on April 18, 2024, the Project site consists of sandy soil and highly disturbed creosote scrub. Other signs of disturbance include residential and commercial development surrounding the Project area and human activities, indicated by tire tracks, dog prints and scat, trash, and human footprints. The entire Project site shows signs of disturbance, according to the WSP Senior Biologist. Based on the literature review and field survey visit, a list of 36 special status biological resources was compiled on the basis of known occurrence or potential for future occurrence within and near the Project site. Of the 36 special status species, 2 are federally protected plant species (i.e., Coachella Valley milkvetch, triple-ribbed milkvetch), 2 are federally protected invertebrates (i.e., Casey's June beetle, Monarch Butterfly), 2 are federally protected reptiles (i.e., Mojave desert tortoise, Coachella Valley fringe-toed lizard), 8 are federally protected bird species. Although the report identifies 14 federally protected sensitive status species as potentially occurring in the Project's vicinity, none are considered as having above a moderate chance of occurrence because the site and surrounding area lack the environmental conditions needed to sustain viable habitat for many of these species. Furthermore, the site is isolated from regional habitat and highly disturbed by surrounding sources. No federally listed sensitive status species was observed at the time of the field survey. For these reasons, the probability for federally listed sensitive species or sensitive habitat to occur on the site is considered low. However, the chance for migratory birds to settle on or near the Project site sometime between the biological field survey and the start of construction cannot be ruled out. Therefore, the Project would be required to conduct a pre-construction bird survey, no more than 3 days prior to ground disturbance to ensure birds protected under the Migratory Bird Treaty Act and the Endangered Species Act are not impacted by the site construction. Implementation of the mitigation measure will ensure that the Project complies with all applicable federal law governing wildlife conservation. Source: Biological Resources Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report for Via Vail 3 Project, prepared by WSP USA Environmental &

Infrastructure, Inc., May 2024 (Appendix D).

No mitigation is necessary.

Screen Summary

Compliance Determination

This project has been determined to have No Effect on listed species. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[Endangered_Species_Act-Partner_Worksheet-Feb-2025.pdf](#)
[Appendix D-Biological Resource Assessment 5_24.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

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

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

No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Explosives-Partner Worksheet-July 2025.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:

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Farmlands-Partner Worksheet-July_2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

Yes

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

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

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

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial

interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

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

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

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

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

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

Describe:

✓ No

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 information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ 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.

Supporting documentation

[Floodplain Management-Partner Worksheet-July 2025.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

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

- ✓ Agua Caliente Band of Cahuilla Indians Completed

Other Consulting Parties

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

From Appendix G Historic Archaeological Survey Report In response to CRM TECH's inquiry, the NAHC reported in a letter dated May 6, 2024, that the Sacred Lands File search yielded negative results for Native American cultural resources in the project vicinity. Noting that the absence of specific information would not necessarily indicate the absence of cultural resources, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of potential contacts in the region who may have knowledge of such resources. The NAHC's reply is attached in Appendix 2 for reference by the City of Rancho Mirage in future government-to-government consultations with the pertinent Native American representatives, if necessary. On April 22, 2024, Xitlaly Madrigal, Cultural Resources Analyst with the Agua Caliente Tribal Historic Preservation Office, replied to CRM TECH in writing. In the letter, she identified the project location as a part of the tribe's Traditional Use Area and requested to review all cultural resources documentation generated for this project, including the records search results. In addition, she requested that a qualified archaeologist perform a cultural resources inventory prior to development and an approved Agua Caliente Native American Cultural Resource Monitor be present during any ground-disturbing activities in the project area (see Appendix 2). As mentioned above, representatives of the Agua Caliente Tribal Historic Preservation Office subsequently participated in the archaeological field survey on May 14, 2024.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or**

uploading a map depicting the APE below:

The Area of Potential Effect (APE) is defined by the Project-specific Historical/Archaeological Resources Survey Report as the 5+/- acre vacant parcel in the northeastern portion of the City of Rancho Mirage in Riverside County, California. The site is identified as having the APN 685-090-016 and located to the south of Dinah Shore Drive and between Monterey Avenue and Key Largo Avenue, in the northeast quarter of Section 30, Township 4 South, San Bernardino Baseline and Meridian. City of Rancho Mirage has undertaken tribal consultation under Assembly Bill (AB) 52. A total of 21 representatives from 11 local tribes were contacted with two responses that did not wish to comment and one, Agua Caliente Band of Cahuilla Indians (ACBCI) requiring a meeting to consult. From the consultation meeting, ACBCI requested for on-site monitoring during all ground disturbance related to the Project's construction. Additionally, preconstruction training was requested and in the unexpected event human remains are uncovered, the County Coroner would be notified to determine significance and contact the Native American Heritage Commission, and subsequently, the Most Likely Descendant (MLD). These tribal-specific requirements will be implemented as condition of approval at the City level. The County of Riverside conducted a separate tribal consultation meeting, in accordance with Section 106. ACBCI responded by requesting for on-site monitoring by a qualified archaeologist during earthmoving activities including grading, grubbing, trenching, and/or excavations at the site, as stated in their letter, attached as Appendix H. The letter also requests the review of all technical reports regarding cultural resource documentation and survey reports. These reports, such as the site-specific historical/archaeological resources survey report (Appendix G), have been provided, and ACBCI did not have any further comments. Overall, ACBCI is the primary tribal group interested in the Project for its potential to unearth tribal cultural resources. In turn, the Project will be required to implement all tribal-specific measures requested by ACBCI to avoid, or at the very least, minimize potential impacts.

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:

Search of the National Register of Historical Places database yield 1 result for a federally recognized historical house (i.e., Kenaston House) located at 39767 Desert Sun Drive in Rancho Mirage and approximately 3 miles southwest from the property. At this distance, development on the site would not alter or modify the historical property to the extent of resulting in a declassification. No impact to the national historical resource would occur by the Project's development. Source: U.S. National Park Service, National Register of Historical Places, <https://npgallery.nps.gov/nrhp>, accessed November 2025.

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:

A Project-specific Historical/Archaeological Resources Survey Report was prepared by CRM TECH in October 2025 and attached as Appendix G. Throughout the source of the field survey, no buildings, structures, objects, site, features or artifact deposits of prehistoric or historical origin were encountered. None of the found artifacts are of historical or archeological significance. Considering the lack of historical and archaeological resources found at the property, the site is considered as having a low sensitivity for these resources.

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 Agua Caliente Band of Cahuilla Indians (ACBCI) is the primary tribe with expressed interest in the Project. Through AB 52 and Section 106 consultations with the City of Rancho Mirage and the County of Riverside, ACBCI requested on-site monitoring during all ground-disturbing activities, including grading, trenching, excavation, and other earthmoving work. ACBCI also requested preconstruction cultural sensitivity training and established procedures for the treatment of unanticipated discoveries, including human remains. These tribal-specific monitoring and cultural resource protection measures will be implemented as conditions of approval to avoid or minimize potential impacts to tribal cultural resources.

Supporting documentation

[Historic Preservation-Partner Worksheet-July 2025.pdf](#)
[Appendix G-Historical Archaeological Resources Survey Report 10-25.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 31.8

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 31.8

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

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 31.8 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Appendix J-Noise_Vibration Analysis 5-25.pdf](#)
[Noise-CEST-Partner Worksheet-July 2025.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.

Supporting documentation

[Sole Source Aquifers-Partner Worksheet-July 2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 requires avoiding to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands, and avoiding actions that directly or indirectly support new construction in wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory must be used as a primary screening tool, but observed or known wetlands not delineated on NWI maps must also be evaluated.	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 24 CFR 55.10 and referenced in Executive Order 11990? The term "new construction" shall include grading, clearing, draining, dredging, channelizing, filling, diking, impounding, and related activities for any structure or facilities, including the siting of new manufactured housing units.

No

Yes

2. Will the new construction activities directly impact an onsite 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, prairie potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid fill roadbeds and activities such as mineral extraction and navigation improvements. This definition includes both wetlands subject to and those not subject to Section 404 of the Clean Water Act as well as constructed wetlands.

No, an onsite wetland will not be directly impacted by new construction activities, as defined in 24 CFR 55.10.

Yes, there is an onsite wetland that will be directly impacted by new construction activities, as defined 24 CFR 55.10.

3. Will the proposed project indirectly affect wetlands by modifying the flow of stormwater, releasing pollutants, or otherwise changing conditions that contribute to wetlands viability?

Yes, wetlands may be indirectly affected by changing conditions that contribute to wetlands viability.

- ✓ No, wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

4. Will the proposed project indirectly affect off-site wetlands?

Yes, off-site wetlands may be indirectly affected.

- ✓ No, off-site wetlands will not be indirectly affected by changing conditions that contribute to wetlands viability.

Screen Summary

Compliance Determination

The project will not impact wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetlands-Partner Worksheet-July 2025.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.

Supporting documentation

[Wild_Scenic_Rivers-Partner_Worksheet-July_2025.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

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Ad Desc: 0011788343

FILE NO. 0011788343

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:

04/19/2026

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

Date: April 19, 2026.

At: Riverside, California



Signature

PUBLIC NOTICE

April 19, 2026

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

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

On or about May 5, 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: HUD Housing Choice Voucher Program (HCVP) Project Based Vouchers (PBVs) through the Housing Authority of the County of Riverside, to undertake the following project:

PROJECT NAME : The Rancho Mirage Affordable Family Apartments

PURPOSE: The project activity includes the use of 8 PBVs to serve as a rental subsidy for the Rancho Mirage Affordable Family Apartments (the Project) by National Community Renaissance of California, a California nonprofit public benefit corporation. The Project will consist of the new construction of 7 residential buildings containing 150 units. Of the 150 units, there are 42 one-bedroom units, 69 two-bedroom units, 38 three-bedroom units, and 1 three-bedroom manager's units. All units, except the two manager units, are affordable housing units set between 60% and 80% AMI of the area median income of the County of Riverside.

LOCATION: The property sits on a parcel totaling approximately 5 acres located at southeast of the intersection of Via Vall & Key Largo, in the City of Rancho Mirage, identified as Assessor's Parcel Number 685-090-016.

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: Annlanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above **on or before May 5, 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

19 de abril del 2026

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

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

El 5 de mayo del 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 de EE.UU. (HUD) la Autoridad de Vivienda del Condado de Riverside (HACR), para emprender el siguiente proyecto:

NOMBRE DEL PROYECTO: Apartamentos Familiares Asequibles Rancho Mirage

PROPÓSITO: La actividad del proyecto incluye el uso de 8 PBVs como subsidio para el alquiler de los Rancho Mirage Affordable Family Apartments (el Proyecto) por parte de National Community Renaissance of California, una corporación sin ánimo de lucro de beneficio público de California. El proyecto consistirá en la nueva construcción de 7 edificios residenciales con una capacidad para 150 unidades. De las 150 unidades, hay 42 de un dormitorio, 69 de dos dormitorios, 38 de tres dormitorios y 1 de tres dormitorios para el encargado. Todas las unidades, excepto las dos unidades de gestión, son viviendas asequibles situadas entre el 60% y el 80% de la renta media del área del condado de Riverside.

UBICACIÓN: La propiedad se encuentra en una parcela de aproximadamente 5 acres situada al sueste de la Intersección de Via Vall & Key Largo, en la ciudad de Rancho Mirage, identificada como el número de parcela del tasador 685-090-016.

Esta actividad puede llevarse a cabo a lo largo de varios años.

NO HAY IMPACTO SIGNIFICATIVO

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

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: AnnJanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a AABarreras@rivco.org. Todos los comentarios recibidos en la dirección especificada anteriormente en o alrededor del 5 de mayo del 2026 serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

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

OBJECIONES A LA LIBERACION DE FONDOS

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

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

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a las siguientes Oficinas de Campo de HUD en Los Angeles: Oficina de Vivienda Pública en HUDLOSANGELESOPH@hud.gov. Los posibles obectores deben comunicarse con

las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.

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