

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

**Project Information**

**Project Name:** Agave-at-Palm-Canyon

**HEROS Number:** 900000010162267

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

**RE Preparer:** Mervyn Manalo

**State / Local Identifier:**

**Certifying Officer:** Chairman, Board of Supervisors

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

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

**Additional Location Information:**

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

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

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

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

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

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

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

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

[Project Information Appendix.pdf](#)

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

**Determination:**

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

**Approval Documents:**

**7015.15 certified by Certifying Officer on:**

**7015.16 certified by Authorizing Officer on:**

**Funding Information**

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

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

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

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

<b>Compliance Factors:</b> 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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet

<p>Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</p>		<p>of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.</p>
<p><b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Project Site is located in Zone X per the Flood Insurance Rate Map Panel 06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, the Proposed Project does not require flood insurance and is exempt from flood insurance. Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Sulfur dioxide, Particulate Matter, &lt;2.5 microns, Particulate Matter, &lt;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.</p>
<p><b>Coastal Zone Management Act</b></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not</p>

<p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>		<p>affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>According to the EnviroStor (Department of Toxic and Substance Control) and Geotracker (State Water Board) databases, there are no active hazardous waste sites in proximity to the Project Site. The closest reported site is a Leaking Underground Storage Tank (LUST) (Regional Water Quality Control Board Case 7T2262010) site was located at 1708 N. Palm Canyon Drive approximately 0.15 miles north of the Project Site. This site was remediated and the case was closed as of June 3, 1996. A Phase I Environmental Site Assessment (ESA) was prepared for the Project Site by Pacific Environmental Company, dated November 18, 2020, which included a Project Site visit, a review of available regulatory agency information, historical use, and discussions with persons knowledgeable about the Project Site. No recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or environmental issues were identified on the Project Site. The Proposed Project is a multi-family residential housing development designed to provide affordable housing to seniors. It would not require the on-going use, storage or routine transport of hazardous or toxic materials. Aside from common household chemicals, no hazardous materials would be used on-site. Therefore, the Proposed Project would not emit or release hazardous waste. Sources: California State Water Resources Control Board, GeoTracker, Colorado River Basin RWQCB # 7T2262010 Case Summary,</p>

		<p><a href="https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501023">https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501023</a>, accessed November 2020. Department of Toxic Substances Control, EnviroStor, <a href="https://www.envirostor.dtsc.ca.gov/public/">https://www.envirostor.dtsc.ca.gov/public/</a>, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) resource list does not identify any critical habitats within the Project Site vicinity. Additionally, the Project Site is not located within a Biological Sensitivity &amp; Conservation Area as defined within Figure 5-2 of the City of Palm Springs General Plan. The area surrounding the Project Site is heavily urbanized. The Project Site is in an infill lot that is currently vacant and includes a concrete detention basin and disturbed soil from previous earthwork activities. The northern portion of the Project Site contains an unused concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete are present on the southern portion of the Project Site. Vegetation on the Project Site generally consists of ruderal vegetation such as shrubs, grasses and weeds. Non-native Tamarisk trees are located along the southern boundary of the Project Site, which may be removed or disturbed during project construction. Trees located on the Project Site may provide habitat for native nesting birds, which are protected by the Migratory Bird Treaty</p>

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

		<p>no violations associated with this listing and is not expected to impact the Proposed Project. No known potential for exposure to significant hazards from the site or surrounding properties was identified. No mitigation measures are required. Sources: County of Riverside, Department of Environmental Health, Well WebMap Look-Up, ArcGIS, <a href="https://countyofriverside.maps.arcgis.com/apps/webappview">https://countyofriverside.maps.arcgis.com/apps/webappview</a>, accessed November 2020. Department of Toxic Substances Control, EnviroStor, <a href="https://www.envirostor.dtsc.ca.gov/public/">https://www.envirostor.dtsc.ca.gov/public/</a>, accessed November 2020. Pacific Environmental Company, Phase One Environmental Site Assessment, 1479 N. Palm Canyon Drive, Palm Springs, California 92262, November 18, 2020.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The Project Site is currently developed and categorized as Urban and Built-Up Land, as indicated in the State Department of Conservation "California Important Farmland Finder" interactive map. The Project Site does not include prime or unique farmland, or other farmland of statewide or local importance. No impact to farmland resources defined under the Farmland Protection Policy Act per 7 CFR 658 would occur. Source: California Department of Conservation, California Important Farmland Finder, Interactive Map, website: <a href="https://maps.conservation.ca.gov/DLRP/CIFF/">https://maps.conservation.ca.gov/DLRP/CIFF/</a>, accessed October 2020.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The Project Site is located in Zone X per the Flood Insurance Rate Map Panel</p>



		06065C1558G, August 28, 2008. Flood Zone X is determined to be outside of the 500-year flood plain. Therefore, no adverse impacts related to floodplain management are anticipated per 24 CFR 55 and Executive Order 11988.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. On XXXX XX, 2020 (File HUDXXXX), the California State Historic Preservation Officer concurred with determination that no historic properties will be affected by the undertaking. Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 62.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA), the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern.
<b>Wild and Scenic Rivers Act</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a

<p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>		<p>NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The Project Site is currently vacant land with an abandoned irrigation reservoir. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Interactive Map, the Project Site does not contain any wetlands, USFWS Managed Lands, Historic Wetland Data, or any areas of interest. Additionally, according to the Phase I Environmental Site Assessment (ESA) , the site reconnaissance concluded that the Project Site is not located in an area where wetlands are a concern.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The Proposed Project is not in an environmental justice community of concern nor will it disproportionately affect a low-income or minority population. The Proposed Project would provide 71 affordable rental units that would provide housing for low-income seniors age 62 and greater. Of these 71 units, 25 units would be set aside as housing for formerly homeless seniors. An anticipated additional 7 units would house low- income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. 37 units would be reserved for low-income seniors making up to 80% of the AMI. Two one-bedroom units will be reserved for two fulltime on-site building managers. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments. Development of the</p>

		<p>Proposed Project would contribute 71 affordable senior housing units to the community of Palm Springs in Riverside County, California. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just under two thirds of the low-income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 Regional Housing Needs Assessment (RHNA).</p>
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2		
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2		
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Site Safety - The Proposed Project will not itself create a risk of explosion, release of hazardous substances or other	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>dangers to public health. The Project Site is not located near any hazardous operations. The Project Site is currently vacant land with an abandoned irrigation reservoir. As reported in the Phase I ESA, conducted by Pacific Environmental Company (PEC), a site inspection of the Project Site and the surrounding areas on October 23, 2020 found no hazardous substances or petroleum products in connection with identified uses of the Project Site. There were no indications of storage tanks, odors, pools of liquids, drums, hazardous substances, petroleum product containers, unidentified substance containers or Polychlorinated Biphenyls (PCBs) identified during the Project Site inspection. PEC reviewed federal, state, tribal and local database records for the Project Site and surrounding properties. Records provide information on whether hazardous substances, wastes, or petroleum products have been improperly handled, stored, or disposed of on or adjacent to the Project Site. There are no listings</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>for the Project Site in the radius map report. The Phase I ESA concluded that no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or environmental issues were identified on the Project Site. Project-generated Noise: Traffic Community noise levels will not be significantly affected by the Proposed Project. The only noise anticipated is from the normal automobile traffic generated from the Proposed Project. Exterior 24-hour average (Ldn) traffic-related noise was estimated along at the Project Site using the HUD Ldn calculator. The nearest major roadway to the Project Site is Palm Canyon Drive, which borders the Project Site to the east. Traffic volumes on Palm Canyon Drive were obtained from City of Palm Springs traffic counts from 2017 and escalated to 2020 assuming a 1% growth rate annually as the existing conditions baseline. The average daily trips on Palm Canyon Drive is approximately</p>	

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Construction Noise                      Project construction would be required to comply with the City of Palm Springs Noise Ordinance referenced above. In this case, there are sensitive properties located west, southwest, northwest, and northeast of the Project Site. While construction noise would be audible at the property boundary, compliance with the City's noise ordinance would avoid adverse impacts related to construction noise. Mitigations is required to reduce short-term construction noise impacts.</p>	
Energy Consumption/Energy Efficiency	2		
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	<p>No impact is expected to occur to employment and income patterns as a result of the Proposed Project, as the Project would not significantly impact the demographics of the area or affect employment centers. As the site is currently vacant, no retail and/or commercial uses would be adversely impacted or displaced. The Proposed Project would include 71 one-bedroom affordable rental units that would</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>provide housing for low income seniors age 62 and greater. Of these 71 units, 25 units would be set aside as housing for formerly homeless seniors. An anticipated additional 7 units would house low- income seniors making up to 30% of the area median income (AMI) with a special needs diagnosis. 37 units would be reserved for low- income seniors making up to 80% of the AMI. Two one-bedroom units will be reserved for two fulltime on-site building managers. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments. The Proposed Project would temporarily increase construction related employment opportunities. The Proposed Project is a residential development, and as such, would not significantly increase or decrease permanent employment opportunities. Therefore, no impact is expected to occur.</p>	
Demographic Character Changes / Displacement	2	The Proposed Project is not anticipated to cause a substantial growth in population in the area.	



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

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>service provider for the project, providing specialized case-management services for formerly homeless seniors and residents with special needs. Founded in 1984 by a group of community volunteers in the face of the AIDS crisis, DAP has been the Coachella Valley's primary not-for-profit resource for those living with, affected by, or at-risk for HIV or AIDS. Today, DAP is a Federally Qualified Health Center (FQHC) with the goal of improving the overall health of the entire community, especially the disenfranchised. DAP provides comprehensive, culturally competent, quality primary and preventative health care services including; primary medical care, HIV and Hepatitis specialty care, dentistry, behavioral health and social services, all under one roof. Therefore, no impacts to social services are expected to occur.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The Proposed Project would generate solid waste and recyclable materials both during construction and operation. Palm Springs Disposal Services provides solid waste disposal	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>service to the City of Palm Springs. Palm Springs Disposal Services transports solid waste from Palm Springs to Edom Hill Transfer Station in Cathedral City. Edom Hill is permitted to receive 2,600 tons of waste per day as a transfer station. From Edom Hill, waste is trucked to Lamb Canyon Sanitary Landfill in Beaumont, approximately 24 miles west of Palm Springs. Lamb Canyon Landfill is permitted to accept 3,000 tons of waste per day. The remaining capacity of the landfill is approximately 20,908,000 cubic yards of waste and its estimated closing date is 2023. The Proposed Project is anticipated to generate approximately 869 pounds per day of solid waste, or approximately 159 tons per year. This is a small percentage of the available capacity of solid waste accepted at Edom Hill and Lamb Canyon Sanitary Landfill. The waste from the Proposed Project will not exceed the capacity of the waste system or landfill, therefore no impact is expected to occur.</p>	
Waste Water and Sanitary Sewers	2	The Coachella Valley Water District (CVWD),	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
(Feasibility and Capacity)		<p>the Desert Water Agency (DWA), and Mission Springs Water District (MSWD) provide water to the City of Palm Springs. These water agencies prepare an Urban Water Management Plan every five years, which identifies historic and projected water usage, identifies existing and future water supply sources, describes purveyors' demand management programs, and sets forth a program to meet water demands during normal, dry, and multiple dry years. The City contracts with Veolia Water North America to operate a comprehensive wastewater treatment program, including a City-owned, 10.9 million gallon per day (mgd) trickling filter wastewater treatment plant, five pump stations, 225 miles of sewer collection pipelines, six percolation ponds, and a biosolids disposal program. The treatment plant currently accommodates approximately 6.5 mgd of sewage flow. Recycling wastewater is an important water conservation strategy, because it reduces the amount of potable water used for irrigation. DWA</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>operates a wastewater recycling facility. The City provides primary and secondary treated domestic sewage to DWA, who then provides tertiary treatment. The recycled water is then used to irrigate public facilities such as the Tahquitz Creek Golf Course, DeMuth Park, and the Mesquite Golf Course. The Proposed Project is anticipated to generate approximately 7,810 gallons per day (GPD) of wastewater. The Proposed Project's wastewater generation will not result in a significant effect on the sewer system because of the City's comprehensive wastewater treatment program. Therefore, a less than significant impact is expected to occur.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>The Desert Water Agency (DWA) provides water to Palm Springs, Desert Hot Springs, parts of Cathedral City, and surrounding unincorporated areas. DWA is part of the Coachella Valley Regional Water Management Group, which prepared an Integrated Regional Water Management Plan (IRWMP) in 2017. The Coachella Valley's water conservation efforts have reduced urban water</p>	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>demands by well over the 2020 goal of a 20% water use reduction, as mandated by the Water Conservation Act of 2009 (Senate Bill x7-7 or SBx7-7). Population projections used within the UWMPs of the Region's water purveyors are derived from the U.S. Census in conjunction with projections obtained from the Coachella Valley Association of Governments (CVAG). CVAG population projections include numbers from the RHNA for use in housing and land use planning. As described in the CVWD 2015 UWMP, potable water demand within the CVWD service area is expected to increase to 198,300 AFY by 2040 (CVRWVG, IRWMP, 2017 at page 2-52). With continued water conservation and implementation of additional, drought-resilient supplies, CVWD would have enough supplies to meet demands under normal, single-, and multiple-dry year scenarios (CVWD, 2015 UWMP). As reported in Table 2-14 of the 2017 IRWMP, the DWA has a total projected water</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>demand with conservation of 43,460 acre feet per year through 2040. Development of the Proposed Project would contribute 71 affordable senior housing units, which would generate approximately 7,810 gallons of water per day. The proposed development is consistent with the regional growth projections and the growth projections contained within the RHNA, which are included within the water demand forecast for the region. As such, the Proposed Project's water demand will not result in a significant impact upon the community's available water supply and will not result in a significant deterioration of water quality. Therefore, a less than significant impact is expected to occur.</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>Police The Palm Springs Police Department, located at 200 S. Civic Drive, provides police services in the City. The Police Department's two divisions, Operations and Services, employ 88 sworn and 59 nonsworn personnel. Operations include patrol, jail, and airport operations. Services include</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>investigation, records, animal control, and communications. The desired response times for priority one calls (emergencies) and priority two calls (non-emergencies) are 5 minutes and 30 minutes, respectively. The Palm Springs Police Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resources. Although the demand for police services would increase with construction of the Proposed Project, impacts are considered less than significant with the ample Police related resources available to the City. Fire and Emergency Medical The Palm Springs Fire Department, established in 1931, provides for fire, paramedic, and emergency services within the corporate boundaries of the City of Palm Springs and through mutual agreements in the City's sphere of influence. Palm Springs Fire Station 3 is located at 590 E. Racquet Club Road, approximately 1.0 mile northeast of the Project Site. Firefighting</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>resources in the Palm Springs area include five fire stations located throughout the City so that the response time to any resident is under five minutes, the standard used by the Department for maximum first-response time. All structures built beyond the five-minute response area are required by the City's Community Fire Protection Plan and Municipal Code to install automatic fire sprinklers and other built-in fire protection equipment, as deemed appropriate by the Fire Department. Therefore, impacts to Fire and Emergency Medical Services are less than significant.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The City of Palm Springs owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City is also home to numerous privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. The closest parks to the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Project Site include: Ruth Hardy Park, Desert Healthcare Wellness Park, and Victoria Park. The Proposed Project includes community-focused amenity spaces located along Palm Canyon Drive and at the corner of W. Stevens Road, including a community room with demonstration kitchen, large fitness/recreation space, library/computer room, laundry facilities, and a large lobby/lounge. Offices for the full time onsite building manager is located adjacent to the front entrance to the building. Two offices are provided for full time onsite service providers and case managers. The project also includes ample outdoor spaces for recreation and relaxation. A large stepped and shaded paseo fronts N. Palm Canyon Drive. Secondary courtyards and gardens are interspersed throughout the project, reducing its mass and creating opportunities for interior/exterior living. These central courtyards provide a space of orientation and connection, as well as further reducing the visual mass of the project, making it as much a</p>	

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

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

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



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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>the Project Site. A total of 71 parking spaces would be provided. All units will be fully accessible to persons with mobility impairments and three units will be accessible to persons with sensory impairments.</p>	
<b>NATURAL FEATURES</b>			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>The Project Site is currently vacant. The northern portion of the Project Site contains an unused concrete lined irrigation reservoir of approximately 100 feet x 100 feet x 12 feet deep. The irrigation reservoir was formerly used to store water for the O'Donnell Golf Course, located approximately a mile to the south of the Project Site. A chain linked fence surrounds the reservoir. Fragments of concrete paving are present on the southern portion of the Project Site. The Project Site does not contain any important natural features such as caves, cliffs, vista/viewsheds, canyons, waterfalls, sand dunes, or tree stands on or near the site. Therefore, no impacts to unique natural features would occur. There are no water courses, creeks, streams, seasonal wetlands, or other water resources on the Project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Site. The Project Site will increase in impervious area, as such, runoff control measures have been implemented. As mentioned above, the Proposed Project is expected to have a minor adverse impact to stormwater runoff; however, with implementation of the retaining water along the southern property line as part of the Proposed Project, impacts to stormwater runoff are reduced to a less than significant conclusion. Therefore a less than significant impact is concluded.</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>3</p>	<p>Vegetation on the Project Site generally consists of ruderal vegetation such as shrubs, grasses and weeds. Several ornamental trees are located along the southern boundary of the Project Site. The Proposed project will not introduce nuisance or non-indigenous species of vegetation that may be ecologically disruptive, invasive, threaten survival of indigenous plant habitats, or disrupt agricultural or silvicultural activities. Non-native Tamarisk trees are located along the southern</p>	<p>If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. Project management shall endeavor to avoid the breeding season. In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>boundary of the Project Site. Trees located on the Project Site may provide habitat for native nesting birds, which are protected by the Migratory Bird Treaty Act and the California Fish and Game Code, which prohibit the take (defined as destroy, harm, harass, etc.) of bird nests with eggs or young. Project-related activities associated with site preparation and construction could result in the direct loss of active nests or the abandonment of active nests by adult birds should grading occur during the nesting season. However, with implementation of mitigation, construction of the Project would have no adverse effect to endangered or species of concern or their habitat.</p>	<p>no more than three days prior to the start of clearance/construction work. Surveys shall include examination of natural habitat for nesting birds. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by California Department of Fish and Wildlife (CDFW).</p>
Other Factors	2	<p>The Proposed Project will provide affordable housing for seniors 62 and greater. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. The Proposed Project is beneficial to both residents and the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		community.	

**Supporting documentation**

[Hydrology Report Appendix.pdf](#)

[Traffic Scoping Letter Appendix.pdf](#)

[Land Susceptibility Map.pdf](#)

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

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

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

**Additional Studies Performed:**

DK Engineer, Corp., Hydrology Report, November 2020. Duke CRM, Phase I Cultural & Paleontological Resource Assessment, November 13, 2020. Pacific Environmental, Phase I Environmental Site Assessment, November 18, 2020. Walker Consultants, Agave at Palm Canyon Senior Affordable Housing - Traffic Scoping Letter, October 29, 2020.

**Field Inspection [Optional]:** Date and completed

by:

Mervyn Manalo

11/10/2020 12:00:00 AM

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

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

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

October 29, 2020. West Hollywood Community Housing Corporation, Agave at Plum Canyon Justification Letter for Planned Development District. November 2020.

**List of Permits Obtained:**

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

**Public Outreach [24 CFR 58.43]:**

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

[Public Notice Agave FONSI and RROF.doc](#)

**Cumulative Impact Analysis [24 CFR 58.32]:**

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

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

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

**No Action Alternative [24 CFR 58.40(e)]**

Under a No Action Alternative, no changes to the Project Site would occur. The impacts discussed in the Environmental Assessment would not occur. The Project Site would continue to be vacant and undeveloped. Affordable housing units for seniors 62 and greater would not be created. The Project Site may be sold for residential housing, retail/commercial, hotel, or other uses. The no action alternative would not achieve any

of the stated goals of the Applicant, HUD, the City of Palm Springs, or Riverside County's regional plans for affordable housing.

**Summary of Findings and Conclusions:**

The project will compliment as well as benefit the surrounding land uses. The construction of the project will create jobs and provide 69 affordable housing units in the City of Palm Springs. The project will add 71 units to the City's existing housing inventory. According to the City of Palm Springs General Plan 2014-2021 Housing Element, the City has met approximately one eighth of the extremely low/very low-income Regional Housing Needs Assessment (RHNA) requirement and just under two thirds of the low income RHNA requirement. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. A less than significant impact is anticipated with respect to the Proposed Project's conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design. The Proposed Project will not affect soils that are better suited for natural resource managements activities such as farming, forestry, or unique natural are preservation. Community noise levels will not be significantly affected by the Proposed Project. The Proposed Project will meet and exceed 2019 Title 24 Standards set by the California Energy Commission for energy requirements and efficiency. Additionally, the Proposed Project's design, fixtures, appliances, and services will ensure that operation would not result in wasteful, inefficient, and unnecessary use of energy. The Proposed Project would temporarily increase construction related employment opportunities. The Proposed Project is a residential development, and as such, would not significantly increase or decrease permanent employment opportunities. There is no projected increase in student population as a result of the Proposed Project. Retail and commercial services will not be adversely impacted or displaced with construction of the Proposed Project. An increase in residences would results in an increase of patrons to the surrounding commercial services. An increase in population will increase the need for area health care services, however, on-site health and social services will be provided to the residents. As such, no impact is expected to occur. The waste from the Proposed Project will not exceed the capacity of the waste system or landfill, therefore no impact is expected to occur. The Proposed Project's wastewater generation will not result in a significant effect on the sewer system because of the City's comprehensive wastewater treatment program. The Proposed Project's water demand will not result in a significant impact upon the community's available water supply and will not result in a significant deterioration of water quality. Although the demand for police services would increase with construction of the Proposed Project, impacts are considered less than significant with the ample Police related resources available to the City. All structures built beyond the five-minute response area are required by the City's Community Fire Protection Plan and Municipal Code to install automatic fire sprinklers and other built-in fire protection equipment, as deemed appropriate by the Fire Department. Therefore, impacts to Fire

and Emergency Medical Services are less than significant. The Proposed Project will provide affordable housing for seniors 62 and greater. The Proposed Project would assist the City and County in meeting the need for affordable housing as identified in the Southern California Association of Governments (SCAG) 2014-2021 RHNA. The Proposed Project is beneficial to both residents and the community.

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

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

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



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

**Mitigation Plan**

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

**Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities**

**Airport Hazards**

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

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

**No**

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

**Yes**

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[Airport Compatibility Plan.pdf](#)

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

Yes

**No**

**Coastal Barrier Resources**

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

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

**Compliance Determination**

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

**Supporting documentation**

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

Yes

✓ No

**Flood Insurance**

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

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

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

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

Yes

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[Flood Hazards Map.pdf](#)

[FEMA Flood Map.pdf](#)

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

Yes

- ✓ No

**Air Quality**

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

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

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

Carbon monoxide	5.00	ppm (parts per million)
Nitrogen dioxide	5.00	ppb (parts per billion)
Sulfur dioxide	5.00	ppb (parts per billion)
Particulate Matter, <2.5 microns	5.00	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	5.00	µg/m3 (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**

planning

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

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

**Enter the estimate emission levels:**

Carbon monoxide	ppm (parts per million)
Nitrogen dioxide	ppb (parts per billion)
Sulfur dioxide	ppb (parts per billion)
Particulate Matter, <2.5 microns	µg/m3 (micrograms per cubic meter of air)
Particulate Matter, <10 microns	µg/m3 (micrograms per cubic meter of air)

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

Yes, the project exceeds *de minimis* emissions levels or screening levels.

**Screen Summary****Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Nitrogen dioxide, Sulfur dioxide, Particulate Matter, <2.5 microns, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

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

Yes

No

**Coastal Zone Management Act**

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

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

Yes

No

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

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

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

Yes

No



**Contamination and Toxic Substances**

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

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

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

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

- No

**Explain:**

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

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

Yes

**Screen Summary**  
**Compliance Determination**

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

**Supporting documentation**

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

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

Yes

✓ No

**Endangered Species**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- ✓ Mitigation as follows will be implemented:

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

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

No mitigation is necessary.

### **Screen Summary**

#### **Compliance Determination**

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

#### **Supporting documentation**

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

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

Yes

✓ No

**Explosive and Flammable Hazards**

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

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

No

Yes

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

No

Yes

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

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

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

No

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

Yes

### **Screen Summary**

#### **Compliance Determination**

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

#### **Supporting documentation**

[Location of Nearest UST.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No



**Farmlands Protection**

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

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

Yes

No

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

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

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

**Screen Summary**

**Compliance Determination**

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

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

**Supporting documentation**

[Important Farmland Map.pdf](#)

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

Yes

✓ No

### Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

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

[FEMA Flood Map\(1\).pdf](#)

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

**Does your project occur in a floodplain?**

- No

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

Yes

**Screen Summary****Compliance Determination**

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

**Supporting documentation**

[Flood Hazards Map\(1\).pdf](#)

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

Yes

✓ No

**Historic Preservation**

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 “Protection of Historic Properties” <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

**Threshold**

**Is Section 106 review required for your project?**

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

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

**Step 1 – Initiate Consultation**

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

- ✓ State Historic Preservation Offer (SHPO) In progress
  
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
  - ✓ Agua Caliente Band of Cahuilla Indians Response Period Elapsed
  - ✓ Augustine Band of Cahuilla Indians Response Period Elapsed
  - ✓ Cabazon Band of Mission Indians Completed

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

#### Other Consulting Parties

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

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

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

**Step 2 – Identify and Evaluate Historic Properties**

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

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

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

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

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

**Additional Notes:**

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

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

**project?**

Yes

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

**Additional Notes:**

No Two historic era cultural resources were identified within the Project. The first (Temporary Resource # C-0342-001) is a water reservoir built by Thomas O'Donnell in 1927. It is not considered eligible for the NRHP/CRHR. It is therefore not a historic property under the NHPA or a historical resource as defined in CEQA. The second cultural resource is the remnants of the Casa del Camino Hotel and Bungalows (Temporary Resource # C-0342-002). It was built in 1937 and demolished sometime around 1983. It is recommended not eligible for either the NRHP or the CRHR. It is therefore not an historic property under the NHPA or a historical resource.

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

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

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

No Historic Properties Affected

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

**Document reason for finding:**

No historic properties present.

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

No Adverse Effect



## Adverse Effect

**Screen Summary****Compliance Determination**

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

**Supporting documentation**

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

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

Yes

✓ No

**Noise Abatement and Control**

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

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

**Indicate the findings of the Preliminary Screening below:**

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 62

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 62

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

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[Noise Appendix.pdf](#)

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

Yes

✓ No

**Sole Source Aquifers**

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

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

Yes

✓ No

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

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

✓ No

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

Yes

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[Sole Source Aquifer Map.pdf](#)

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

Yes

✓ No

**Wetlands Protection**

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

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

No

✓ Yes

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

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

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

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

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

**Screen Summary  
Compliance Determination**

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

**Supporting documentation**

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

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

Yes

✓ No



**Wild and Scenic Rivers Act**

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

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

✓ No

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

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

**Screen Summary**

**Compliance Determination**

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

**Supporting documentation**

[Nationwide Rivers Inventory Map.pdf](#)

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

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

Yes

✓ No

**Environmental Justice**

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

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

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

Yes

✓ No

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

**Screen Summary**

**Compliance Determination**

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

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

**Supporting documentation**

[Low Income Population.pdf](#)

[Demographic Index.pdf](#)

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

Yes

✓ No