

# Determination of Categorical Exclusion (subject to Section 58.5)

Determination of activities per 24 CFR 58.35(a)

Project Names(s) and Grant Number(s): **Cahuilla Hills Park ADA Improvements**  
**B-22-MC-06-0594**

Address: **45825 Edgehill Drive, Palm Desert Hill**  
**City of Palm Desert**  
**California 92260**

Project Description, including all contemplated actions which logically are either geographically or functionally part of the project:

**The Project site, which is a publicly accessed facility, currently consists of a parking area, sidewalks, tennis courts, picnic/rest areas, as well as pedestrian and equestrian trails. The site is located at 25825 Edgehill Drive in the city of Palm Desert (city), County of Riverside. The 27.5-acre park serves as the trailhead for the Cahuilla Hills Trails System and includes:**

- **1 tennis court**
- **4 pickleball courts**
- **A picnic area**
- **Multi-use trails (walking, hiking and equestrian)**
- **Undeveloped open space**

**The proposed Project would upgrade three (3) existing parking stalls, the parking area to add in two (2) ADA accessible spaces, sidewalks, and trailhead pad, improve the picnic/rest area with a concrete base and shade structure to allow for one (1) replacement water fountain and lighting as well as a covered picnic and bar-b-que area, replace the existing unpaved path from the parking lot to and around the existing tennis court. All paved paths are to be American with Disabilities Act (ADA) compliant. Existing drainage would be improved to account for water runoff from the new paved areas. No new facility construction, additional facilities, landscaping, signage or lighting are proposed under the Project.**

Estimated cost: **\$183,420**

Funding Source: **CDBG HOME Public Housing EDI ICDBG NAHASDA Other:**

	<b>The project falls into the category below, which is listed at 24 CFR 58.35(a) as a Categorically Excluded activity subject to Section 58.5.</b>
	<p>1.Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are already in place and will be retained in the same use without change in size or capacity for more than 20 percent. Examples:</p> <ul style="list-style-type: none"> <li>• Replacement of water or sewer lines</li> <li>• Reconstruction of curbs and sidewalks</li> <li>• Repaving of streets</li> </ul>
	<p>2.Special projects directed toward the removal of material and architectural barriers that restrict the mobility of and accessibility to the elderly and handicapped persons.</p>
	<p>3.Rehabilitation of buildings and improvements under the following conditions:</p> <ol style="list-style-type: none"> <li>i. In the case of a building for residential use (with one to four units), the density is not increased beyond four units and the land use is not changed.</li> <li>ii. In the case of multifamily residential buildings:             <ol style="list-style-type: none"> <li>A. Unit density is not changed more than 20%</li> <li>B. The project does not involve changes in land use from residential to non-residential; and</li> <li>C. The estimated cost of rehabilitation is less than 75% of the total estimated cost of replacement</li> </ol> </li> </ol>

	<p>after rehabilitation.</p> <p>iii. In the case of non-residential structures, including commercial, industrial, and public buildings:</p> <p>A. The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and</p> <p>B. The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.</p>
	<p>4. An individual action</p> <p>i. Up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between; or</p> <p>ii. A project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.</p>
	<p>5. Acquisition (including leasing) or disposition of an existing structure or acquisition (including leasing) of vacant land provided that the structure or land acquired or disposed of will be retained for the same use;</p>
	<p>6. Combinations of the above activities</p>

The determination of the category listed above is supported by the following information (explain how you determined that the project satisfied the condition of the category you checked above and document as appropriate):

**The proposed Project would fall under 24 CFR 58.35(a) a since it involves improvements to, and reconstruction or rehabilitation of, existing facilities other than buildings) when the facilities and improvements are already in place and will be retained in the same use without change in size or capacity for more than 20 percent. The proposed Project:**

- *add in paved walkways on existing dirt paths to make the site ADA compliant (Reconstruction of curbs and sidewalk);*
- *add a shade structure and water fountain to the existing picnic/rest areas (Improvements to existing facilities)*
- *addition of two ADA accessible parking stalls*

**You must complete the compliance checklist for 24 CFR 58.6 and the Statutory Worksheet on the following pages.**

# Compliance Checklist for the "Other Requirements" in 24 CFR 58.6

Project Name: **Cahuilla Hills Park ADA Improvements**

## Section 1. Flood Disaster Protection Act

<p>Are funds for acquisition (including equipment) or construction (including repair and rehabilitation) purposes?</p>	<p><b>Yes</b> Continue</p>	<p>No Proceed to Section 2-Act does not apply</p>
<p>Is the Activity in an area identified as having special flood hazards (SFHA)?</p> <p>Identify FEMA flood map used to make this determination: <b>FEMA's National Flood Hazard Layer (NFHL) Viewer for City of Palm Desert – (<a href="https://hazards-fema.maps.arcgis.com/apps/webappviewer/">https://hazards-fema.maps.arcgis.com/apps/webappviewer/</a>).</b></p> <hr/> <p>Community Name and Number <b>City of Palm Desert map # 060629</b></p> <hr/> <p>Map panel number and date <b>06065C2209H eff. 04/19/2017</b></p>	<p><b>Yes</b> Document and Continue</p>	<p><b>No</b> <b>Document and Proceed to Section 2-Act does not apply</b></p>
<p>Is the Community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?</p>	<p><b>Yes</b> <b>Document and follow instructions below.</b> The City participates in the National Insurance Program but has not voluntarily submitted information to reduce their flood insurance rates through the CRS. <a href="https://www.fema.gov/cis/CA.html">https://www.fema.gov/cis/CA.html</a></p>	<p><b>No-Federal Assistance may not be used for this project.</b></p>
<p>Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept on file.</p>		

**Section 2. Airport Runway Clear Zones (Civil) and Accident Potential Zones (Military)**

<p>Does the project involve HUD assistance, subsidy or insurance for the purchase or sale of an existing property?</p>	<p style="text-align: center;"><b>Yes Continue</b></p> <p><a href="https://www.hud.gov/program_offices/comm_planning/cdbg">https://www.hud.gov/program_offices/comm_planning/cdbg</a></p>	<p><b>No—Proceed to Section 3—regulation does not apply.</b></p>
<p>Is the project located within 2,500 feet of a civil airport or 15,000 feet of a military airfield?</p>	<p style="text-align: center;"><b>Yes Continue</b></p>	<p><b>No—Document and proceed to Section 3—regulation does not apply.</b> Bermuda Dunes Airport is approximately 7 miles east of the project site. According to the Riverside County mapping portal Airport Influence Areas, the project site is not within the Airport Influence area.</p>
<p>Is the project located within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones?</p>	<p style="text-align: center;"><b>Yes Continue</b></p>	<p><b>No—Document and proceed to Section 3—regulation does not apply.</b> The proposed project site is not within an airport influence zone. Per the Riverside County mapping portal Airport Influence Areas.</p>
<p>Comply with 24 CFR Part 51, Subpart D. This may include providing a written notice to a prospective buyer or leaser of the potential hazards from airplane accidents and the potential that an airfield operator may wish to purchase the property. Maintain copies of the signed notice. For properties located in a military clear zone, make and document a determination of whether the use of the property is consistent with DOD guidelines. Notice Sample: <a href="http://www.hud.gov/offices/cpd/energyenviron/environment/compliance/qa/airporthazards.pdf">http://www.hud.gov/offices/cpd/energyenviron/environment/compliance/qa/airporthazards.pdf</a>  <b>24 CFR Part 51, Subpart D does not apply to the proposed Project.</b></p>		

### **Section 3. Coastal Barrier Resources Act**

Section 58.6 also requires compliance with the Coastal Barrier Resources Act.

**There are no Coastal Barrier Resource Areas in in or around the proposed Project site. Therefore, the Act does not apply.**

# STATUTORY WORKSHEET

Use this worksheet only for projects which are Categorically Excluded per 24 CFR Section 58.35(a).

**PROJECT NAME and B-22-MC-06-0594: Cahuilla Hills Park ADA Improvements**

**Compliance documentation must contain verifiable source documents and relevant base data.**

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5

Status  
A/B

Compliance Documentation

<p>Historic Preservation [36 CFR Part 800]</p>	<p>A</p>	<p>There were no historic properties to be found on the Project site. A letter was sent to the SHPO office on October 17<sup>th</sup>, 2023. SHPO had 30 days to respond. No response was received. A follow up email was sent to SHPO on February 02, 2024, a response was received same day by Shannon Lauchner Pries stating that we can move forward based on 36 CFR Part 800.3(c)(4) Failure of the SHPO/THPO to respond.</p>
<p>Floodplain Management [24 CFR 55, Executive Order 11988]</p>	<p>A</p>	<p>The proposed Project site does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) identified by Federal Emergency Management Agency (FEMA) maps. Nor does the Project involve a "critical action" (e.g., emergency facilities, facility for mobility impaired persons, etc.) within a 500 year floodplain (Zone B). The FEMA National Flood Hazard Map designates the Project area as located in Floodplain Zone X. The proposed Project involves minor alterations on the existing site in terms of paving existing walkways/trails, adding shade structures to an existing picnic area, and lighting. No buildings or structures will be added at the site. <i>(<a href="https://www.fema.gov/glossary/flood-zones">https://www.fema.gov/glossary/flood-zones</a>)</i></p>
<p>Wetland Protection [Executive Order 11990]</p>	<p>A</p>	<p>According to the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) wetland mapper, there are two wetland and riparian corridors within as well as in the vicinity of the site. The Palm Valley Stormwater Channel (R4SBAx) is located approximately 65 feet to the east, and a Riparian corridor (R4SBC) is located across the parking lot at the south end of the site. The USFWS Wetlands Code and Mapping Convention defines R4SBAx as Riverine-Intermittent-Streambed Temporary-Excavated, and R4SBC as Riverine-Intermittent-Streambed-Seasonal. Both R4SBAx and R4SBC typically occur at the beginning of a drainage system and are</p>

		<p>classified as perennial or intermittent streams which contain flowing water for only a portion of the year and when not flowing, surface water may be absent. However, no site improvements are being proposed in the R4SBAX area; the R4SBC overlay at the southern portion of the site is currently developed with paved parking spaces that would be re-constructed to allow for handicap access. There are no actively flowing streams or waterways in the existing parking lot area. The proposed Project would not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats or natural ponds.</p> <p><a href="https://www.fws.gov/media/classification-wetlands-and-deepwater-habitats-united-states">https://www.fws.gov/media/classification-wetlands-and-deepwater-habitats-united-states</a></p>
Coastal Zone Management Act [Sections 307(c), (d)]	A	<p>According to the National Oceanic and Atmospheric Administration (NOAA), the State of California's coastal zones extend about 1,000 yards or five miles inland from the mean high tide line (whichever is less), which occur along coastal areas. The proposed Project is located at the base of the Santa Rosa Mountains, a short mountain range located approximately over 60 miles to the east of the State of California's Pacific Ocean coastline. The proposed Project is not located within a Coastal Zone (CZ), nor does it involve the placement, erection, or removal of materials, nor an increase in the intensity of use in a CZ.</p> <p><a href="https://coast.noaa.gov/czm/">https://coast.noaa.gov/czm/</a></p>
Sole Source Aquifers [40 CFR 149]	A	<p>According to the USEPA, there are no USEPA recognized sole source aquifers in or around the Project area.</p> <p><a href="https://www.epa.gov/enviroatlas/enviroatlas-interactive-map">https://www.epa.gov/enviroatlas/enviroatlas-interactive-map</a></p>
Endangered Species Act [50 CFR 402]	A	<p>According to the United States Fish and Wildlife Service (USFWS)'s IPaC Information for Planning and Consultation, the Project area has the potential habitat characteristics for the following: Peninsular Bighorn Sheep, Least Bell's Vireo, Southwestern Willow Flycatcher, Coachella Valley Fringe-toed Lizard, Desert Tortoise, Desert Pupfish, Monarch Butterfly. However, according to the IPAC Report, no critical habitat for these above listed species exist on the Project site.</p> <p><a href="http://ecos.fws.gov/ipac/">(http://ecos.fws.gov/ipac/)</a></p>
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	<p>According to the California Wild and Scenic Rivers System, the nearest wild and scenic river is the San Jacinto River North Fork, located over 20 miles to the northeast of the</p>

		<p>site. There are no wild and scenic rivers on the Project site.</p> <p><a href="https://www.watereducation.org/aquapedia/california-wild-and-scenic-rivers-act">https://www.watereducation.org/aquapedia/california-wild-and-scenic-rivers-act</a></p>
Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93]	A	<p>The project is consistent with the Air Quality goals of the State Implementation Plan. The most recent SIP dated 2022 AQMP was adopted by the South Coast Air Quality Management District on December 2, 2022, and demonstrates that the South Coast Air Basin and the Coachella Valley meet the Clean Air Act requirements for the 70 ppb ozone standard, PM 2.5, PM 10. The Ambient Air Quality standards for criteria pollutants conform to the implementation plans for the State of California. (add main website link).</p> <p><a href="https://ww2.arb.ca.gov/our-work/programs/california-state-implementation-plans/nonattainment-area-plans/south-coast-air">https://ww2.arb.ca.gov/our-work/programs/california-state-implementation-plans/nonattainment-area-plans/south-coast-air</a></p>
Farmland Protection Policy Act [7 CFR 658]	A	<p>According to the 2020 California's Important Farmland Finder map the Park is located in a polygon designated as "other land". Therefore, the proposed project will not affect farmland of importance. The California Farmland mapping and monitoring program (FMMP) complies with the Farmland Protection Policy Act.</p> <p><a href="https://maps.conservation.ca.gov/DLRP/CIFE/">https://maps.conservation.ca.gov/DLRP/CIFE/</a></p>
Environmental Justice [Executive Order 12898]	A	<p>According to the OEHHA Environmental Justice map viewer were the info was reviewed for Socioeconomic and Health Disparities. The project site is not located in an area of Socioeconomic impact but is in an area where Health Disparity is in the less than 50 percentile. The majority of the Coachella Valley is located in an area where Ozone is in the 95-100 percentile.</p> <p><a href="https://oehha.ca.gov/calenviroscreen/sb535">https://oehha.ca.gov/calenviroscreen/sb535</a></p>
HUD ENVIRONMENTAL STANDARDS Noise Abatement and Control [24 CFR 51B]	A	<p>HUD considers sites to be noise impacted if the day/night exceeds 65 decibels. Adding ADA access will not increase background noise beyond the existing noise levels except during construction. There are no sensitive receptors near the project area.</p> <p><a href="https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/">https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/</a></p>
Explosive and Flammable Operations [24 CFR 51C]	A	<p>According to the Department of Toxic Substances Control Envirostor underground tank map viewer there is a UST one mile</p>

		north of the Project site. There are no UST on the Project site. <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=b03763d3f2754461adf86f121345d7bc">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=b03763d3f2754461adf86f121345d7bc</a>
Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(2)]	A	The project site is not located in an area identified as having toxic chemicals or radioactive materials According to the USEPA's Envirostor's mapping tool, the Project site is not located in an area identifies as having toxic chemicals or radioactive materials. (cite) <a href="https://dtsc.ca.gov/your-envirostor/">https://dtsc.ca.gov/your-envirostor/</a>
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	According to the Riverside County Airport Influence map viewer, the project site is not located within an Airport Influence area. <a href="https://gisopendata-countyofriverside.opendata.arcgis.com/data-sets/5941dc5fc4ab448990b8aa1078c1d128/explore?location=33.773850%2C-116.348176%2C11.94">https://gisopendata-countyofriverside.opendata.arcgis.com/data-sets/5941dc5fc4ab448990b8aa1078c1d128/explore?location=33.773850%2C-116.348176%2C11.94</a>

**DETERMINATION:**

- This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **This** (now) EXEMPT project may now be initiated; OR
- This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 before initiating the project; OR
- The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements).

**None applicable.**

**CERTIFICATION:**

PREPARER SIGNATURE: Madeline Luke

NAME, TITLE: Madeline Luke; Assistant Environmental Planner, The Altum Group DATE: April 4, 2024

RESPONSIBLE ENTITY SIGNATURE: 

NAME, TITLE: Chris Escobar, Intern City Mayor DATE: 6-20-25

## **INSTRUCTIONS for completing the STATUTORY WORKSHEET**

For HUD funded projects that are categorically excluded per 24 CFR §58.35(a), the Responsible Entity (RE) must determine whether the proposal achieves compliance with each applicable statute, Executive Order or regulation with or without requiring formal consultation, mitigation, permits or having adverse effects on the resources protected by the statute. These instructions are a brief description of the essential findings needed to establish compliance. Please see Northwest Region Checklist Tools for further guidance on these laws and authorities. These instructions are not intended to replace the applicable regulations and applicable regulations take precedence.

The Preparer of the Statutory Worksheet must DOCUMENT AND ATTACH THE SOURCES OF THE DETERMINATION.

**Record the finding status on the STATUTORY WORKSHEET for each listed Federal statute, regulation, authority as follows:** Status "A" applies when compliance with the authority is achieved without adverse effects on the protected resource, without necessary mitigation or attenuation AND when no formal consultation, permit or agreement is required to establish compliance. In these situations, enter "A" in the STATUTORY WORKSHEET status column.

Status "B" applies when project compliance with the authority requires formal consultation, a permit or agreement, OR when the proposal may have an adverse effect on the protected resources. Part B summarizes what additional steps or formal procedures must be completed prior to submitting a Request for Release of Funds (RROF) to HUD or to the State. Evidence of completion and implementation of the required procedures or mitigation must be retained in the project Environmental Review Record (ERR).

**Historic Properties (including archeology):** A) The RE and SHPO agree that there are No Historic Properties Affected per 36 CFR 800.4(d)(1) OR SHPO has not objected within 30 days to such a fully documented determination. B) The proposal will have an affect on historic properties per §800.4(d)(2) This includes no adverse effect on historic properties §800.5.

**Floodplain Management:** A) The project does not require compliance with 8-step decision-making at 24 CFR Part 55.20 or the 5-step decision-making at 24 CFR 55.12(a). B) The project requires compliance with the 8-step decision-making process at 24 CFR Part 55.20 or the 5-step decision-making process at 24 CFR 55.12(a).

**Wetlands Protection:** A) The project does not require compliance with 8-step decision-making at 24 CFR Part 55.20 or the 5-step decision-making at 24 CFR 55.12(a). B) The project requires compliance with the 8-step decision-making process at 24 CFR Part 55.20 or the 5-step decision-making process at 24 CFR 55.12(a).

**Coastal Zone Management:** A) The project is not located in the coastal zone, OR the project does not include new construction or major rehabilitation of existing structures, OR the State Department of Ecology has accepted the RE's certification that the project is consistent with the Coastal Zone Management Program. B) The State Department of Ecology does not accept consistency determination and/or requires mitigation.

**Sole Source Aquifers (Safe Drinking Water Act):** A) The project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas), OR the project need not be referred to EPA for evaluation according to an EPA approved MOU or checklist, OR EPA has concurred that the project is "not likely to affect Sole Source Aquifer quality" in an informal consultation. B) EPA does not concur with "not likely to affect Sole Source Aquifer quality" determination and/or requires mitigation.

**Endangered Species:** A) The RE determines that the proposal will have "no effect" on federally protected (listed or proposed) Threatened or Endangered Species B) US Fish and Wildlife Service (USFWS) and/or National Marine Fisheries Service (NMFS) concur the project "is not likely to adversely affect" any federally protected (listed or proposed) Threatened or Endangered Species (i.e., plants or animals, fish, or invertebrates), nor adversely modify critical habitats OR USFWS and/or NMFS do not concur the project "is not likely to adversely affect" federally protected species or adversely modify critical habitats OR the proposal is "likely to adversely affect" any federally protected (listed or proposed) Threatened or Endangered Species.

**Wild and Scenic Rivers:** A) The project is not located within one mile of a listed Wild and Scenic River, OR the project will have no effects on the natural, free flowing or scenic qualities of a river in the National Wild and Scenic Rivers system. B) Impact resolution and/or mitigation required.

**Air Quality:** A) The project is located within an "attainment" area, OR, if within a "non-attainment" area, conforms with the EPA-approved State Implementation Plan (SIP), per contact with a regional Clean Air Agency, AND the project requires no individual NESHAP permit or notification; B) Negotiate suitable mitigation measures with the relevant regional Clean Air Agency, obtain necessary permits, issue required notices. (For example, 40 CFR §61.145 requires 10-day prior notification to the Air Quality District Administrator whenever either 260 linear ft., 160 sq.ft., or 35 cubic ft., of asbestos containing material is to be disturbed).

**Farmland Protection:** A) The project site does not include prime or unique farmland, or other farmland of statewide or local importance as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service NRCS (formerly the Soil Conservation Service), OR the project site includes prime or unique farmland, but is located in an area committed to urban uses; B) Project site includes prime or unique farmland as identified by NRCS.

**Noise Abatement and Control:** A) The project does not involve development of noise sensitive uses, OR the project is not within 15 miles of a civil airport or military airfield, within 1000 feet of major highways or busy roads, or with 3000 feet of a railroad, OR ambient noise level is documented to be 65 LDN (CNEL) or less, based upon the HUD Noise Assessment Guidelines (NAG); B) Development project requires mitigation to meet HUD's noise standards at 24 CFR 51B.

**Explosive or Flammable Operations:** **A)** The project is located at an Acceptable Separation Distance (ASD) from any above-ground explosive or flammable fuels or chemicals containers according to 24 CFR 51C, **OR** the project will expose neither people nor buildings to such hazards; **B)** Project requires mitigation to meet Acceptable Separation Distance.

**Toxic Chemicals and Radioactive Materials:** **A)** The subject and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. **B)** Project requires mitigation to meet HUD's toxic standards.

**Environmental Justice:** **A)** The proposed site is suitable for its proposed use and will NOT have a disproportionate environmental impact on low income or minority populations; **B)** Site suitability is a concern; the proposal is adversely affected by environmental conditions disproportionately impacting low income or minority populations.

**Airport Clear Zones and Accident Potential Zones:** **A)** The project is not located within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones, **OR** the project involves only minor rehabilitation, **OR** the project involves only the sale or purchase of an existing property in the RCZ or CZ; **B)** It is HUD policy not to provide any development assistance, subsidy or insurance in RCZs or CZs unless the project will not be frequently used or occupied by people and the airport operator provides written assurances that there are no plans to purchase the project site.