

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



ITEM: 3.8
(ID # 29694)

MEETING DATE:
Tuesday, March 10, 2026

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Adoption of Environmental Assessment Report and Finding of No Significant Impact (FONSI) for the Coachella Urban Self Help Pursuant to the National Environment Policy Act (NEPA); and Approval of Request for Release of Funds from U.S. Department of Housing and Urban Development (HUD), District 4. [\$1,610,000 – 100% City of Coachella HOME PI Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Environmental Assessment (EA) Report and Findings incorporated in the EA and in the Finding of No Significant Impact (FONSI) for the Coachella Urban Self Help (Proposed Project), pursuant to the National Environmental Policy Act (NEPA), and conclude that the Proposed Project is not an action which may affect the quality of the environment;
2. Authorize the Chair of the Board of Supervisors to execute two (2) copies of the attached EA on behalf of the County;
3. Approve the attached Request for Release of Funds and Certification (RROF) for HOME Investment Partnerships Act funds in the total amount of \$1,610,000 for the Proposed Project;

Continued on Page 2


ACTION:Policy


Heidi Marshall, Director 2/13/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, and Gutierrez
Nays: None
Absent: None
Recused: Perez
Date: March 10, 2026
xc: HWS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. Authorize the Chair of the Board of Supervisors to execute two (2) copies of the attached RROF on behalf of the County, to be filed with the United States Department of Housing and Urban Development (HUD);
5. Authorize the Director of Housing and Workforce Solutions (HWS), or designee, to take all necessary steps to implement the RROF, EA, and FONSI including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel; and
6. Direct the Clerk of the Board to retain one (1) copy of EA and RROF and return one (1) copy of each document to HWS for distribution.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,610,000	\$ 0	\$1,610,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% City of Coachella HOME Investment Partnerships Program (HOME) funds			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On September 9, 2025 (Minute Order 3.12), the Board of Supervisors accepted \$1,610,000 in HOME Investment Partnerships Act Program Income (HOME PI) funds from the City of Coachella. Of this amount, \$1,400,000 was awarded to Coachella Valley Housing Coalition, an affordable housing developer (Developer), to fund a portion of the Coachella Urban Self-Help (Groups 77–78) project located within the Mariposa Point Single-Family Subdivision in the City of Coachella, Riverside County, California (Proposed Project). The remaining \$210,000 will be used to cover direct staff costs related to project management and compliance with the HOME Program.

The Proposed Project consists of twenty-four (24) 4-bedroom, 2-bath single-family homes with 1,374 to 1,412 square feet of living space, including an attached 2-car garage. The Proposed Project will utilize the mutual self-help method of construction, whereby groups of low to very low-income individuals and families gather to construct each other's homes, earning sweat equity toward the cost of their home in the process.

All twenty-four (24) single-family homes will be subject to HOME Program occupancy and use restrictions and will be rented to and occupied by individuals whose income does not exceed 80% of the area median income for the County.

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

In addition to the HOME PI funds, the Proposed Project will be financed through other sources, including approximately \$6,912,472 in private construction loan financing and \$867,945 in CalHOME Down Payment Assistance. The total development cost during the permanent financing period is estimated at approximately \$9,180,417.

NEPA Review

The environmental effects of activities carried out with HOME PI funds must be assessed in accordance with National Environmental Policy Act (NEPA) and the related authorities listed in the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally apply to HUD. The County of Riverside, by and through its Housing and Workforce Solutions Department (HWS), is the responsible entity, for purposes of the subject NEPA review. The County has completed all applicable environmental review procedures and has evaluated the potential effects of the Proposed Project on the environment pursuant to NEPA regulations. On January 29, 2026, the County completed an Environmental Assessment (County EA) and Finding of No Significant Impact (FONSI) for the Proposed Project (which is attached) and concluded that the Proposed Project activities are not actions that may affect the quality of the environment. Staff of HWS completed the County EA and FONSI pursuant to 24 CFR Section 58.40 (g)(1) and 40 CFR Section 1508.13.

HUD also requires that the responsible entity, for the environmental review process complete and execute the attached Request for Release of Funds and Certification (RROF) when requesting to release funds that are subject to the HUD environmental review process.

Public Notice of the Finding of No Significant Impact (FONSI) and Requests for Release of Funds was published on February 23, 2026, pursuant to 24 Code of Federal Regulations Section 58.43, and is attached hereto.

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

Impact on Residents and Businesses

The development of 24 additional affordable single-family homes will have a positive impact on businesses and residents through the creation of jobs and affordable housing in eastern Riverside County.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund; All eligible HOME project activities and projects will be fully funded with HOME Program Income (HOME PI) funds from the City of Coachella.

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

Attachments:

- County of Riverside Environmental Assessment and Signature Page
- Request for Release of Funds- HOME PI funds
- Public Notice FONSI/RROF

Stacey Pena

Stacey Pena, EO Management Analyst 2/27/2026

Aaron Gettis

Aaron Gettis, Chief Deputy County Counsel 2/23/2026

Request for Release of Funds and Certification

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

OMB No. 2506-0087
(exp. 04/30/2027)

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

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

1. Program Title(s) Home Investment Partnerships Act (HOME)	2. HUD/State Identification Number #069065	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.239	5. Name and address of responsible entity County of Riverside, Board of Supervisors c/o Riverside County Housing and Workforce Solutions 3403 Tenth Street, Suite #300 Riverside, CA 92501	
6. For information about this request, contact (name & phone number) Annjanette Aguilar, 760.863.2541		7. Name and address of recipient (if different than responsible entity) Same as Responsible Entity
8. HUD or State Agency and office unit to receive request United States Department of Housing and Urban Development Community Planning and Development 300 N. Los Angeles St., Room 4054, Los Angeles, CA 90012		

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

9. Program Activity(ies)/Project Name(s) Home Investment Partnerships Act - Program Income/Urban Coachella Self-Help	10. Location (Street address, city, county, State) Eastern residential subdivision of the Mariposa Pointe in the City of Coachella, Riverside County, California. The 4.9-acre site consists of 24 parcels, APNs 779-272-001 through -019 and 779-301-001 through -008
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11. Program Activity/Project Description

The Proposed Project activity proposes the construction of a single-family affordable housing project consisting of a total of 24 single-story and detached units (4.9 du/ac), of which 12 units are 1,374 square feet (sf) and the remaining 12 units are 1,412 sf. Each unit will consist of 4 bedrooms and 2 bathrooms, as well as a garage, driveway, front and rear yard, and landscaped area. The project aims to provide affordable housing opportunities for very low- and low-income, first-time homebuyer families, in compliance with the guidelines established under the HOME Investment Partnerships Program. Eligible homebuyers must have an annual income that does not exceed eighty percent (80%) of the Area Median Income (AMI).

A total of \$1,610,000 in HOME funds will be used for the Proposed Project. Of this amount, \$1,400,000 will fund construction. Additional financing is expected to include \$6,912,472 in a permanent loan, and \$867,945 in CalHOME Down Payment Assistance, with total development costs during the permanent financing period estimated at \$9,180,417. The remaining \$210,000 in HOME funds will be allocated to County staffing costs.

Previous editions are obsolete

WHEN DOCUMENT IS FULLY EXECUTED RETURN
form HUD-7015.15 (1/99)

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

MAR 10 2026

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

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

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

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

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

Signature of Certifying Officer of the Responsible Entity

KAREN SPIEGEL

X *Karen S. Spiegel*

Title of Certifying Officer

Chair, Riverside County Board of Supervisors

Date signed

MAR 10 2026

Address of Certifying Officer

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

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

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

Signature of Authorized Officer of the Recipient

X

Title of Authorized Officer

Date signed

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

ATTEST:

ATTEST:

KIMBERLY A. RECTOR, Clerk

By

DEPUTY

form HUD-7015.15 (1/99)

MAR 10 2026

3.8

Previous editions are obsolete

FORM APPROVED COUNTY COUNSEL

BY KRISTINE BELL-VALDEZ DATE



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

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

Project Information

Project Name: Coachella-Urban-Self-Help

HEROS Number: 900000010469630

Start Date: 05/08/2025

Project Location: , Coachella, CA 92236

Additional Location Information:

Coachella Urban Self Help Project (Project) is located on the eastern residential subdivision of the Mariposa Pointe in the City of Coachella, Riverside County, California (see Exhibit 1-4). The 4.9-acre site consists of 24 parcels, APNs 779-272-001 through -019 and 779-301-001 through -008. The site is currently vacant and relatively flat with evidence of disturbance from grading. A layer of dust suppressant covers the entirety of the graded site. As part of a residential subdivision, the Project site is surrounded by one- and two-story single-family residential units with an internal driveway system and pedestrian sidewalks. Beyond, the surrounding urban setting includes single-family residential uses to the north and west, commercial uses to the northwest, and undeveloped inlet parcels to the east. The site is accessible from its two access points, which are located on the south side of Avenue 50 and east side of Calhoun Street, respectively.

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

The applicant proposes the construction of a single-family affordable housing project consisting of a total of 24 single-story and detached units (4.9 du/ac), of which 12 units are 1,374 square feet (sf) and the remaining 12 units are 1,412 sf. Each unit will consist of 4 bedrooms and 2 bathrooms, as well as a garage, driveway, front and rear yard, and landscaped area. The Project is located within an existing residential subdivision of which includes one- and two-story residential units, an internal driveway system, and pedestrian sidewalk. The residential community is accessed via two entrance/exit points, of which are located on the south side of Avenue 50 and east side of Calhoun Street, respectively. The site is designated and zoned for Suburban Neighborhood (S-N) in the City of Coachella 2035 General Plan. The current land use allows for a density of 2 to 8 dwelling units per acre (du/ac). As noted, the Project proposes a density of 4.9 du/ac, consistent with the site's allowable density.

Funding Information

Grant Number	HUD Program	Program Name	
HOME/Multiple	Community Planning and	HOME Program	\$1,400,000.00

	Development (CPD)		
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Estimated Total HUD Funded Amount: \$1,400,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$9,180,417.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Section 106 of the National Historic Preservation Act	<p>MM-1 Native American Cultural Spot Check Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office will spot check the project site during ground disturbance. If any cultural resources are identified during the spot check, the developer shall retain a Native American Monitor from Agua Caliente Band of Cahuilla Indians, who will be on-site during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching.</p> <p>MM-2 Inadvertent Discoveries The developer/permit holder or any successor in interest shall comply with the following for life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and a meeting shall be convened between the developer, the Native American tribal representative, and the lead agency to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the consulting Tribes, as the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. A SOI qualified archaeologist shall be retained if deemed necessary by the parties involved. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.</p> <p>MM-3 Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an</p>

	<p>agreement with the consulting tribes indicating an area on-site which will be used, if needed, for reburial of any artifacts that have been identified during the duration of the project and cannot be avoided. The location has to be kept confidential and in an area that will not be disturbed in the future. MM-4 Human Remains Pursuant to the California Health and Safety Code Section 7050.5, in the event of discovery of any human remains on the project site, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American or has reason to believe that they are those of Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and the Native American Heritage Commission (NAHC) will be responsible for identifying the Most Likely Descendant (MLD) and contacting them for ongoing consultation and resolution. The project will be subject to these requirements during all construction and excavation activities. Compliance with the California Health and Safety Code will ensure that should there be a discovery of any human remains during project construction activities, impacts would be reduced to less than significant levels.</p>
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Project Mitigation Plan

The Project developer and the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office are responsible in the implementation of the listed mitigation measures during ground disturbance related to on-site construction.

[Appendix G- CVHC Mariposa Coachella Cultural Report Revised\(2\).pdf](#)

[Historic Preservation Partner Worksheet CVHC Coachella\(1\).pdf](#)

Determination:

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

Preparer Signature:  Date: 1/29/2026

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

Certifying Officer Signature: Karen S. Spiegel Date: MAR 10 2026
 KAREN SPIEGEL

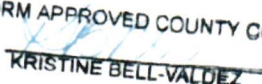
01/29/2026 11:50 CHAIR, BOARD OF SUPERVISORS

Name/ Title: Karen Spiegel, Chair

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

ATTEST:
KIMBERLY A. RECTOR, Clerk

By  _____
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY  _____
KRISTINE BELL-VALDEZ DATE

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

Project Information

Project Name: Coachella-Urban-Self-Help

HEROS Number: 900000010469630

Start Date: 05/08/2025

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

RE Preparer: Annjanette Aguilar

State / Local Identifier:

Certifying Officer: Karen Spiegel, Chair

Grant Recipient (if different than Responsible Entity): City of Coachella

Point of Contact: Celina Jimenez, Economic Development Director

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

Point of Contact: Nathaly Castillo Orozco

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

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

Project Location: , Coachella, CA 92236

Additional Location Information:

Coachella Urban Self Help Project (Project) is located on the eastern residential subdivision of the Mariposa Pointe in the City of Coachella, Riverside County, California (see Exhibit 1-4). The 4.9-acre site consists of 24 parcels, APNs 779-272-001 through -019 and 779-301-001 through -008. The site is currently vacant and relatively flat with evidence of disturbance from grading. A layer of dust suppressant covers the entirety of the graded site. As part of a residential subdivision, the Project site is surrounded by one- and two-story single-family residential units with an internal driveway system and pedestrian sidewalks. Beyond, the surrounding urban setting includes single-family residential uses to the north and west, commercial uses to the northwest, and undeveloped inlet parcels to the east. The site is accessible from its two access points, which are located on the south side of Avenue 50 and east side of Calhoun Street, respectively.

Direct Comments to:

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

The applicant proposes the construction of a single-family affordable housing project consisting of a total of 24 single-story and detached units (4.9 du/ac), of which 12 units are 1,374 square feet (sf) and the remaining 12 units are 1,412 sf. Each unit will consist of 4 bedrooms and 2 bathrooms, as well as a garage, driveway, front and rear yard, and landscaped area. The Project is located within an existing residential subdivision of which includes one- and two-story residential units, an internal driveway system, and pedestrian sidewalk. The residential community is accessed via two entrance/exit points, of which are located on the south side of Avenue 50 and east side of Calhoun Street, respectively. The site is designated and zoned for Suburban Neighborhood (S-N) in the City of Coachella 2035 General Plan. The current land use allows for a density of 2 to 8 dwelling units per acre (du/ac). As noted, the Project proposes a density of 4.9 du/ac, consistent with the site's allowable density.

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

The purpose of the Project is to provide affordable housing opportunities to very low and low income families in compliance with the established guidelines under the HOME Investment Partnerships Program.

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

The Project site is a vacant and undeveloped eastern lot on the residential subdivision of the Mariposa Pointe in the City of Coachella. The property is relatively flat, non-vegetation, and covered by a layer of dust suppressant due to previous grading occurring within the site boundary. As noted, the site is in an urban environment and part of a residential subdivision, consisting of one- and two-story detached single-family residential units. Beyond the site, there is residential development to the north, south, and west, and undeveloped lands zoned for residential use to the east. Calhoun Street is an existing 4-lane divided roadway that borders the Project's residential subdivision to the west and Avenue 50 is an existing 2-lane divided roadway located immediately adjacent to the Project's northern boundary. Access points to the residential subdivision is located on the east side of Calhoun Street and south side of Avenue 50.

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

[Environmental Review Partner Worksheet CVHC Coachella 2.pdf](#)

[4 - Coachella Urban Self-Help - Project Site Plan 5 9 25.pdf](#)

[3 - Coachella Urban Self-Help - Project Site Aerial View 5 9 25.pdf](#)

[2 - Coachella Urban Self Help - Project Vicinity Map 5 9 25.pdf](#)

[1 - Coachella Urban Self Help - Regional Location Map 5 9 25.pdf](#)

[Site Visit.pdf](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
HOME/Multiple	Community Planning and Development (CPD)	HOME Program	\$1,400,000.00

**Estimated Total HUD Funded,
Assisted or Insured Amount:** \$1,400,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a)
(5)]:** \$9,180,417.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). The nearest airport is the Jacqueline Cochran Regional Airport, located approximately 21,500 feet from the Project site. At this distance, the site is not located on or adjacent to an area encompassed by Zone E of the Riverside County Airport Land Use Compatibility Plan. As such, development of the Project site would not interfere or obstruct aviation activities nor would the Project be required to comply with design standards pursuant to the Federal Aviation Administration, Airport Land Use Compatibility Plan of Riverside County, or the City General Plan. No impacts from airport hazards would affect the property. See Airport Hazard Partner Worksheet for more information.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Project site is located in the City of Coachella, Riverside County, California and approximately 86 miles from the nearest coastline. See exhibit in the Coastal Barrier Resources Act Partner Worksheet.

<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Project site is not located within or near a designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06025C0702H dated September 12, 2024. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (unshaded Zone X). See exhibit in the Flood Insurance Partner Worksheet.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The Project site is located in the City of Coachella, Riverside County, California, as shown in Exhibit 2. The map shown in the Coastal Zone Management Partner Worksheet indicates the site's distance from a nearby coastal zone boundary, which is measures to be approximately 86 miles.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.</p>
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. The Project site is characterized by vacant, undeveloped</p>

		<p>land that was previously graded. Currently, there is no vegetation of natural features on the subject site which could otherwise indicate the presence of viable habitat for special status species or wildlife. According to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Project site is not located within or adjacent to a conservation area. Development as proposed by the Project would therefore not interfere or modify key habitat protected for any protected species nor a conservation area under CVMSHCP. An official species list was procured from the U.S. Fish and Wildlife Service that fulfills section 7(c) requirements of the Endangered Species Act of 1973 (Appendix B). A total of 6 threatened, endangered, or candidate species were listed as having the potential to occur on the Project site. For the list of potential species, see the Endangered Species Act Partner Worksheet. The species list indicated that either the Project site does not overlap with an endangered species critical habitat, or no critical habitat has been established. Considering the site's existing conditions, the likelihood for endangered species to occupy the site is very low. Impacts to endangered species not anticipated.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. The project does not propose the construction of stationary storage containers that are covered by 24 CFR 51C. A review of the UST list revealed there are no underground or aboveground storage tanks on the site</p>

		or in a 1-mile radius. See Explosive and Flammable Hazards Partner Worksheet for more information.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The Project site is not located within or near a designated 100-year or 500-year floodplain per FEMA's National Flood Insurance Rate Map 06065C2262H. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (unshaded Zone X). See exhibit in the Flood Insurance Partner Worksheet.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	While the surrounding area has a history of Native American use and habitation as identified by the Torres Martinez Desert Cahuilla Indians and the Morongo Band, the site's historical background and level of disturbance indicate a low probability of yielding intact subsurface archeological deposits. The report concludes that no historic properties exist within the APE, yet mitigation was request by ACBCI, to further minimize any potential impacts. MM-1 Native American Cultural Spot Check Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office will spot check the project site during ground disturbance. If any cultural resources are identified during the spot check, the developer shall retain a Native American Monitor from Agua Caliente Band of Cahuilla Indians, who will be on-site during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching.

	<p>MM-2 Inadvertent Discoveries The developer/permit holder or any successor in interest shall comply with the following for life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and a meeting shall be convened between the developer, the Native American tribal representative, and the lead agency to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the consulting Tribes, as the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. A SOI qualified archaeologist shall be retained if deemed necessary by the parties involved. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. MM-3 Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an agreement with the consulting tribes indicating an area on-site which will be used, if needed, for reburial of any artifacts that have been identified during the duration of the project and cannot be avoided. The location has to be kept confidential and in an area that will not be disturbed in the future. MM-4 Human Remains Pursuant to the California Health and Safety Code Section 7050.5, in the event of discovery of any human remains on the project site, there shall be no further excavation or disturbance of the site, or any nearby area reasonably</p>
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		<p>suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American or has reason to believe that they are those of Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and the Native American Heritage Commission (NAHC) will be responsible for identifying the Most Likely Descendant (MLD) and contacting them for ongoing consultation and resolution. The project will be subject to these requirements during all construction and excavation activities. Compliance with the California Health and Safety Code will ensure that should there be a discovery of any human remains during project construction activities, impacts would be reduced to less than significant levels.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A review of the National Transportation Noise Map by the U.S. Department of Transportation indicates that the Project site is located outside a mapped noise contour associated with road and airport travel. Additionally, there are no local noise contours in proximity to the Project site which exceed 70 CNEL as shown in the City General Plan DEIR. To ensure noise compatibility with the existing urban setting, the site will comply with residential land use requirements which mandate 45 dBA for habitable rooms during sensitive nighttime hours, per the City Ordinance Code. See Noise Partner Worksheet for more information.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. According to the EPA's Sole Source Aquifer map database, the Project is not located on or near a sole source aquifer. The nearest sole source</p>

		aquifer is approximately 87 miles southwest of the Project site. The Project construction will not impact any sole source aquifers.
Wetlands Protection 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. Review of the National Wetlands Inventory (NWI) indicate the Project site does not contain any streams, riparian habitat, marshes, protected wetlands, vernal pools, or sensitive natural communities protected by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The proposed Project will not disturb any wetland as defined in E.O. 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The nearest "Nationwide River" is the Palm Canyon Creek located approximately 15.3 miles northwest of the Project site. The Palm Canyon Creek is also the nearest identified "Wild and Scenic River". There are no "Study Rivers" in the Project vicinity according to the National Wild and Scenic Rivers System database. Therefore, no impacts are expected.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design			
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff			
Hazards and Nuisances including Site Safety and Site-Generated Noise			
SOCIOECONOMIC			
Employment and Income Patterns			
Demographic Character Changes / Displacement			
Environmental Justice EA Factor			
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)			
Commercial Facilities (Access and Proximity)			
Health Care / Social Services (Access and Capacity)			
Solid Waste Disposal and Recycling (Feasibility and Capacity)			
Waste Water and Sanitary Sewers (Feasibility and Capacity)			
Water Supply (Feasibility and Capacity)			
Public Safety - Police, Fire and Emergency Medical			
Parks, Open Space and Recreation (Access and Capacity)			
Transportation and Accessibility (Access and Capacity)			
NATURAL FEATURES			
Unique Natural Features /Water Resources			
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)			
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change			
Energy Efficiency			

Supporting documentation

[Environmental Assessment Factors and Analysis Partner Worksheet CVHC Coachella.pdf](#)

Additional Studies Performed:

Appendix A: Coachella Urban Self-Help Detailed Report, CalEEMod Version 2022.1, prepared by Terra Nova Planning and Research, Inc. April 23, 2025. Appendix B: Section 7 Endangered Species List, US Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, letter generated April 22, 2025. Appendix C: Results of Phase I Environmental Site Assessment for the Proposed Residential Development Urban Self Help Coachella, prepared by Sladden Engineering, December 10, 2024. Appendix D: Coachella Urban Self Help Institute of Transportation Trip Generation Report, prepared April 23, 2025. Appendix E: Federal Flood Risk Management Standard Freeboard Value Approach Report, prepared April 28, 2025. Appendix F: Environmental Initial Study No. 04-06 Mitigated Negative Declaration Tentative Tract Map No. 32074, 38-Acre Hadley Project, prepared by RBF Consulting, March 26, 2004. Appendix G: Identification and Evaluation of Historical Properties, Coachella Urban Self-Help Project, City of Coachella, Riverside County, California, prepared by CRM TECH, October 5, 2025.

[Appendix G- CVHC Mariposa Coachella Cultural Report Revised\(1\).pdf](#)

[Appendix F- EA 04-06 - Hadley ISMND.pdf](#)

[Appendix E- FFRMS Freeboard Value Approach Report.pdf](#)

[Appendix D- Coachella Urban Self-Help ITE TripGen Report.pdf](#)

[Appendix C- Phase 1 Report\(2\).pdf](#)

[Appendix B- USFWS IPaC Search for Protected Biological Resources\(1\).pdf](#)

[Appendix A- Coachella Urban Self-Help Detailed Report\(1\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Annjanette Aguilar Barreras

10/15/2025 12:00:00 AM

[Site Visit.pdf](#)

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

Sources California Coastal Commission, Coastal Zone Boundary, web page accessed April 2025. <https://www.coastal.ca.gov/maps/czb/> California Department of Conservation, California Important Farmland Finder, accessed April 2025. <https://maps.conservation.ca.gov/DLRP/CIFF/> California Department of Conservation, Alquist-Priolo Site Investigation Reports, accessed April 2025. <https://maps.conservation.ca.gov/cgs/informationwarehouse/apereports/> California Department of Resources Recycling and Recovery, Estimated Solid Waste Generation Rates, accessed April 2025.

<https://www2.calrecycle.ca.gov/wastecharacterization/general/rates> California Department of Resources Recycling and Recovery, Solid Waste Facilities, Sites, and Operations, accessed April 2025. <https://calrecycle.ca.gov/SWFacilities/> City of Coachella 2035 General Plan, adopted April 22, 2015. City of Coachella 2035 Draft Environmental Impact Report, June 2014. Coachella Code of Ordinance, updated April 24, 2025. Coachella Valley Multiple Species Habitat Conservation Plan, accessed April 2025. <https://cvmshcp.org/plan-documents/>; <https://cvmshcp.org/plan-maps/> Coachella Valley Regional Urban Water Management Plan, adopted June 2021. <https://www.cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP> "Coachella Urban Self-Help Detailed Report" CalEEMod Version 2022.1, prepared April 23, 2025. National Flood Insurance Program Flood Insurance Rate Map Panel 06065C2262H. Nationwide Rivers Inventory, accessed April 2025. <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm> National Transportation Noise Map, accessed April 2025. <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/> National Wild and Scenic River System, accessed April 2025. <https://www.rivers.gov/rivers/apps/>; <https://www.rivers.gov/study-rivers> "Results of Phase I Environmental Site Assessment Proposed Residential Development Urban Self Help Coachella Tract Map #32074 Sec Calhoun Street & Avenue 50, Coachella, California," prepared by Sladden Engineering, December 10, 2024. Riverside County Airport Land Use Compatibility Plan Policy Document, amended September 2006. <https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/JCR.pdf> USDA Web Soil Survey, web mapper, accessed April 2025. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> U.S. Environmental Protection Agency, De Minimis Threshold Source, accessed April 2025. <https://www.epa.gov/general-conformity/de-minimis-tables> U.S. Environmental Protection Agency, Green Book, accessed April 2025. <https://www.epa.gov/green-book>; U.S. Environmental Protection Agency, Map of Sole Source Aquifer Locations, accessed April 2025. <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b> U.S. Fish and Wildlife, National Wetland Inventory, Webmapper, accessed April 2025. <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. U.S. Fish and Wildlife Service IPaC Information for Planning and Consultation website, accessed April 22, 2025. <https://ipac.ecosphere.fws.gov/>

List of Permits Obtained:**Public Outreach [24 CFR 58.43]:**

No public outreach has been completed at this time. The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper. The FONSI Notice will include information about where the public may find the Environmental Review Record pertinent to the proposed Project.

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is consistent with the parcel's land use (Suburban Neighborhood) and in an urbanized area with constructed roads and utility services. As shown in the Air Quality worksheet, the Project would not exceed significance pollutant thresholds established by the local air district (SCAQMD) and, subsequently, would not result in cumulatively considerable impact to any pollutant of concern. The Project is not identified as within or near a conservation area as set by the CVMSHCP. Additionally, the property does not consist of any natural features or native vegetation which could otherwise provide biological resources and viable habitat for protected species and wildlife. Development of a residential project would however increase the local population size and, in turn, increase the demand for public resources. For this reason, the Project is required to pay various permits and development impact fees to local agencies to mitigate impacts to local services as mandated by the City of Coachella General Plan. Compliance with these standards ensures the Project will not result in cumulative impacts.

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

The site is designated Suburban Neighborhood (S-N) with an allowed density range of 2 to 8 dwelling units per acre. The Project proposes 24 single-family residential units within an existing and established residential community. Alternatives to the proposed plan include, but are not limited to: * Develop a family daycare facility and/or public park and playground in place of the single-family residential units. While this could provide public and recreational amenities to the existing residential neighborhood and, in turn, lower the demand for open space and recreational resources in the City, it would decrease the City's housing potential and fail to meet the Project's main objective to provide affordable housing opportunity to low-income households. For these reasons, the Project is the superior development option. * Develop a market price housing project as opposed to an affordable housing project. While it would generate more revenue for the developer and increase the City's housing stock, this alternative would not address the affordable housing needs of the City, and of the State. The proposed Project both increases the City's housing stock and provides affordable housing opportunities. Therefore, the Project is the superior development option. Both alternatives discussed above would have similar impacts, which would not require mitigation measures, as is the case for the proposed Project. The same impact fees, development standards, and pre-construction site surveys would be required. However, for reasons described above, the proposed Project is the superior development option.

No Action Alternative [24 CFR 58.40(e)]

Absence of the proposed Project would result in the underutilization of an inlet parcel within an existing residential community. The No Action alternative may prevent federal funding, but future homes would likely be constructed by an alternative builder from alternative sources of fundings.

Summary of Findings and Conclusions:

As evaluated and concluded by the associated worksheets and site assessments, development of 24 single-family residential units within an existing and established residential community would not cause significant environmental or public health impacts.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Section 106 of the National Historic Preservation Act	MM-1 Native American Cultural Spot Check Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office will spot check the project site during ground disturbance. If any cultural resources are identified during the spot check, the developer shall retain a Native American Monitor from Agua Caliente Band of Cahuilla Indians, who will be on-site during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. MM-2	N/A	The Project developer and the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office are responsible in the implementation of the listed mitigation measures during ground disturbance related to on-site construction.	

	<p>Inadvertent Discoveries The developer/permit holder or any successor in interest shall comply with the following for life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and a meeting shall be convened between the developer, the Native American tribal representative, and the lead agency to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the consulting Tribes, as the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. A SOI qualified archaeologist shall be retained if deemed necessary by the parties involved. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. MM-3 Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an agreement with the consulting tribes indicating an area on-site which will be</p>			
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	<p>used, if needed, for reburial of any artifacts that have been identified during the duration of the project and cannot be avoided. The location has to be kept confidential and in an area that will not be disturbed in the future. MM-4 Human Remains Pursuant to the California Health and Safety Code Section 7050.5, in the event of discovery of any human remains on the project site, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American or has reason to believe that they are those of Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and the Native American Heritage Commission (NAHC) will be responsible for identifying the Most Likely Descendant (MLD) and contacting them for ongoing consultation and resolution. The project will be subject to these requirements during all construction and excavation activities. Compliance with the California Health and Safety Code will ensure that should there be a discovery of any human remains during project construction activities, impacts would be reduced to less than significant levels.</p>			
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Project Mitigation Plan

The Project developer and the Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office are responsible in the implementation of the listed mitigation measures during ground disturbance related to on-site construction.

[Appendix G- CVHC Mariposa Coachella Cultural Report Revised\(2\).pdf](#)
[Historic Preservation Partner Worksheet CVHC Coachella\(1\).pdf](#)

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 is not located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). The nearest airport is the Jacqueline Cochran Regional Airport, located approximately 21,500 feet from the Project site. At this distance, the site is not located on or adjacent to an area encompassed by Zone E of the Riverside County Airport Land Use Compatibility Plan. As such, development of the Project site would not interfere or obstruct aviation activities nor would the Project be required to comply with design standards pursuant to the Federal Aviation Administration, Airport Land Use Compatibility Plan of Riverside County, or the City General Plan. No impacts from airport hazards would affect the property. See Airport Hazard Partner Worksheet for more information.

Supporting documentation

[Airport Hazards Partner Worksheet CVHC Coachella.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

The Project site is located in the City of Coachella, Riverside County, California and approximately 86 miles from the nearest coastline. See exhibit in the Coastal Barrier Resources Act Partner Worksheet.

Supporting documentation

[Coastal Barrier Resources Act Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

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

Yes

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

Yes

- No

Screen Summary

Compliance Determination

The Project site is not located within or near a designated Special Flood Hazard Area per FEMA's National Flood Insurance Rate Map 06025C0702H dated September 12, 2024. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (unshaded Zone X). See exhibit in the Flood Insurance Partner Worksheet.

Supporting documentation

[Flood Insurance Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

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

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

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

Provide your source used to determine levels here:

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

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

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

Enter the estimate emission levels:

Ozone	3.05	ppb (parts per million)
Particulate Matter, <10 microns	0.50	µg/m ³ (micrograms per cubic meter of air)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone, Particulate Matter, <10 microns. This project does not exceed

de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

[Appendix D- Coachella Urban Self-Help ITE TripGen Report\(1\).pdf](#)

[Appendix A- Coachella Urban Self-Help Detailed Report.pdf](#)

[Air Quality Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

The Project site is located in the City of Coachella, Riverside County, California, as shown in Exhibit 2. The map shown in the Coastal Zone Management Partner Worksheet indicates the site's distance from a nearby coastal zone boundary, which is measures to be approximately 86 miles.

Supporting documentation

[Coastal Zone Management Act Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

✓ No

Explain:

Based on a review of the site specific Phase I Environmental Site Assessment (ESA), there are no RECs, contamination or toxic substances sites, cleanup sites, or other EPA-regulated facilities in connection with the project site or adjacent properties. There are no on-site 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.

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

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

** Utilize EPA's Enviromapper, NEPAassist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities

List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

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

Yes

Explain:

No

*** Notes:**

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

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

Yes

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

No

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

Yes

No

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

Explain:

A Phase I Environmental Site Assessment was conducted for the project site. Results from the ESA did not produce any evidence to indicate a hazardous risk related to the site's development. The property was not identified as a site previously housing hazardous, toxic or radioactive substances nor a property located within proximity to a known hazardous site. The report concluded that no further environmental investigation is required.

File Upload:

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

Non-radon contamination was found in a previous question.

Screen Summary

Compliance Determination

On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Appendix C- Phase 1 Report.pdf](#)

[Contamination and Toxic Substances Single Partner Worksheet CVHC Coachella.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:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

The Project proposes the development of an infill parcel located within an existing residential neighborhood. Prior development of the residential subdivision has resulted in extensive grading of the subject site resulting in no vegetation or natural habitat features remaining. Given the site's level of disturbance, proximity to urban land uses, and

fragmentation, the likelihood for federally protect species to be present on-site is negligible.

Screen Summary

Compliance Determination

This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. The Project site is characterized by vacant, undeveloped land that was previously graded. Currently, there is no vegetation of natural features on the subject site which could otherwise indicate the presence of viable habitat for special status species or wildlife.

According to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Project site is not located within or adjacent to a conservation area. Development as proposed by the Project would therefore not interfere or modify key habitat protected for any protected species nor a conservation area under CVMSHCP. An official species list was procured from the U.S. Fish and Wildlife Service that fulfills section 7(c) requirements of the Endangered Species Act of 1973 (Appendix B). A total of 6 threatened, endangered, or candidate species were listed as having the potential to occur on the Project site. For the list of potential species, see the Endangered Species Act Partner Worksheet. The species list indicated that either the Project site does not overlap with an endangered species critical habitat, or no critical habitat has been established. Considering the site's existing conditions, the likelihood for endangered species to occupy the site is very low. Impacts to endangered species not anticipated.

Supporting documentation

[Appendix B- USFWS IPaC Search for Protected Biological Resources.pdf](#)
[Endangered Species Act Partner Worksheet CVHC Coachella.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 project does not propose the construction of stationary storage containers that are covered by 24 CFR 51C. A review of the UST list revealed there are no underground or aboveground storage tanks on the site or in a 1-mile radius. See Explosive and Flammable Hazards Partner Worksheet for more information.

Supporting documentation

[Appendix C- Phase 1 Report\(1\).pdf](#)

[Explosives Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

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

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

Yes

No

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

The California Department of Conservation Important Farmland mapping platform identifies the site as "Farmland of Local Importance". The site is zoned for residential use which does not allow for agricultural operations to occur. As such, no impacts to farmland of state or local importance would occur by the Project's implementation. See Farmland Partner Worksheet for more information.

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

Screen Summary

Compliance Determination

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

Supporting documentation

[Farmlands Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

Yes

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

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

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

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

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

or other HUD assistance.

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

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

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

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

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

Describe:

No

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

Yes

Describe:

No

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

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

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

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

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

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

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

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

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. The Project site is not located within or near a designated 100-year or 500-year floodplain per FEMA's National Flood Insurance Rate Map 06065C2262H. The Project site and surrounding area is located in an Area of Minimal Flood Hazard (unshaded Zone X). See exhibit in the Flood Insurance Partner Worksheet.

Supporting documentation

[Appendix E- FFRMS Freeboard Value Approach Report\(1\).pdf](#)
[Floodplain Management Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

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

Threshold

Is Section 106 review required for your project?

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

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

Step 1 – Initiate Consultation

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

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

✓ Cahuilla Band of Indians	Completed
✓ Los Coyotes Band of Cahuilla and Cupeno Indians	Completed
✓ Morongo Band of Mission Indians	Completed
✓ Quechan Indian Tribe of the Fort Yuma Reservation	Completed
✓ Ramona Band of Cahuilla Indians	Completed
✓ Santa Rosa Band of Cahuilla Indians	Completed
✓ Soboba Band of Liseno Indians	Completed
✓ Torres Martinez Desert Cahuilla Indians	Completed
✓ Twenty-Nine Palms Band of Mission Indians	Completed

Other Consulting Parties

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

In response to CRM TECH's inquiry, the NAHC reported in a letter dated August 27, 2025, that the Sacred Lands File identified no Native American cultural resources in the vicinity of the APE but recommended that local Native American groups be contacted for further information. For that purpose, the commission provided a list of potential contacts in the region (see Appendix G). Upon receiving the NAHC's reply, CRM TECH sent written requests for comments to representatives of all 12 tribal organizations on the referral list (see Appendix G). For some of the tribes, the designated spokespersons on cultural resources issues were contacted in lieu of the individuals on the referral list, as recommended in the past by the tribal government staff.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

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

uploading a map depicting the APE below:

The project-specific cultural report defines the Area of Potential Effect (APE) as the Project site which consists of 24 parcels, APNs 779-272-001 through -019 and 779-301-001 through -008, totaling to 5 acres, and located generally along the north side of Avenida Campanas, the east side of Calle Xavier, and the south side of Avenida San Domingo, near the intersection of Avenue 50 and Calhoun Street. Please see attachment for the APE map.

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

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

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

Additional Notes:

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

Yes

No

Step 3 –Assess Effects of the Project on Historic Properties

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

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

No Historic Properties Affected

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

concurrence(s) or objection(s) below.

Document reason for finding:

- ✓ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

While the surrounding area has a history of Native American use and habitation as identified by the Torres Martinez Desert Cahuilla Indians and the Morongo Band, the site's historical background and level of disturbance indicate a low probability of yielding intact subsurface archeological deposits. The report concludes that no historic properties exist within the APE, yet mitigation was request by ACBCI, to further minimize any potential impacts. MM-1 Native American Cultural Spot Check Agua Caliente Band of Cahuilla Indians-Tribal Historic Preservation Office will spot check the project site during ground disturbance. If any cultural resources are identified during the spot check, the developer shall retain a Native American Monitor from Agua Caliente Band of Cahuilla Indians, who will be on-site during all ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. MM-2 Inadvertent Discoveries The developer/permit holder or any successor in interest shall comply with the following for life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted and a meeting shall be convened between the developer, the Native American tribal representative, and the lead agency to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the consulting Tribes, as the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. A SOI qualified archaeologist shall be retained if deemed necessary by the parties involved. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. MM-3 Reburial Protocol Prior to issuance of grading permits: the developer/applicant shall come to an agreement with the consulting tribes indicating an area on-site which will be used, if needed, for reburial of any artifacts

that have been identified during the duration of the project and cannot be avoided. The location has to be kept confidential and in an area that will not be disturbed in the future. MM-4 Human Remains Pursuant to the California Health and Safety Code Section 7050.5, in the event of discovery of any human remains on the project site, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American or has reason to believe that they are those of Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and the Native American Heritage Commission (NAHC) will be responsible for identifying the Most Likely Descendant (MLD) and contacting them for ongoing consultation and resolution. The project will be subject to these requirements during all construction and excavation activities. Compliance with the California Health and Safety Code will ensure that should there be a discovery of any human remains during project construction activities, impacts would be reduced to less than significant levels.

Supporting documentation

[Historic Preservation Partner Worksheet CVHC Coachella.pdf](#)

[Area of Potential Effect.pdf](#)

[Appendix G- CVHC Mariposa Coachella Cultural Report Revised.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: 55

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: 55

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

Screen Summary

Compliance Determination

A review of the National Transportation Noise Map by the U.S. Department of Transportation indicates that the Project site is located outside a mapped noise contour associated with road and airport travel. Additionally, there are no local noise contours in proximity to the Project site which exceed 70 CNEL as shown in the City General Plan DEIR. To ensure noise compatibility with the existing urban setting, the site will comply with residential land use requirements which mandate 45 dBA for

habitable rooms during sensitive nighttime hours, per the City Ordinance Code. See Noise Partner Worksheet for more information.

Supporting documentation

[Noise EA Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

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

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

Yes

No

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

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

No

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

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. According to the EPA's Sole Source Aquifer map database, the Project is not located on or near a sole source aquifer. The nearest

sole source aquifer is approximately 87 miles southwest of the Project site. The Project construction will not impact any sole source aquifers.

Supporting documentation

[Sole Source Aquifers Partner Worksheet CVHC Coachella.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. Review of the National Wetlands Inventory (NWI) indicate the Project site does not contain any streams, riparian habitat, marshes, protected wetlands, vernal pools, or sensitive natural communities protected by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The proposed Project will not disturb any wetland as defined in E.O. 11990.

Supporting documentation

[Wetlands Partner Worksheet CVHC Coachella.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 nearest "Nationwide River" is the Palm Canyon Creek located approximately 15.3 miles northwest of the Project site. The Palm Canyon Creek is also the nearest identified "Wild and Scenic River". There are no "Study Rivers" in the Project vicinity according to the National Wild and Scenic Rivers System database. Therefore, no impacts are expected.

Supporting documentation

[Wild and Scenic Rivers Partner Worksheet CVHC Coachella.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.

Supporting documentation

[Environmental Justice Partner Worksheet CVHC Coachella.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

THE PRESS-ENTERPRISE

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011778718

FILE NO. 0011778718

PROOF OF PUBLICATION

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

02/23/2026

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

Date: February 23, 2026.

At: Riverside, California



Signature

PUBLIC NOTICE
February 23, 2026
Riverside County, Housing and Workforce Solutions
3403 Tenth Street, Suite 300
Riverside, California 92501
Annlanette Aguilar, Preparer (760) 863-2541

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS :

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

REQUEST FOR RELEASE OF FUNDS

On or about March 10, 2026, the County of Riverside will submit a request to the U.S. Department of Housing and Urban Development (HUD) Los Angeles Field Office for the release of the City of Coachella's HOME Investment Partnerships Program (HOME) Program Income allocation, administered through the California Department of Housing and Community Development. These funds will be provided to the County of Riverside's Department of Housing and Workforce Solutions, acting as Subrecipient of the City of Coachella's HOME Program Income, to undertake the following project:

PROJECT NAME : Urban Coachella Self-Help

PURPOSE: The project activity includes the construction of a single-family affordable housing project consisting of a total of 24 single-story and detached units (4.9 du/ac), of which 12 units are 1,374 square feet (sf) and the remaining 12 units are 1,412 sf. Each unit will consist of 4 bedrooms and 2 bathrooms, as well as a garage, driveway, front and rear yard, and landscaped area. The project aims to provide affordable housing opportunities for very low- and low-income, first-time homebuyer families, in compliance with the guidelines established under the HOME Investment Partnerships Program. Eligible homebuyers must have an annual income that does not exceed eighty percent (80%) of the Area Median Income (AMI).

LOCATION: The property is located on the eastern residential subdivision of the Mariposa Pointe in the City of Coachella, Riverside County, California. The 4.9-acre site consists of 24 parcels, APNs 779-272-001 through -019 and 779-301-001 through -008.

This activity may be undertaken over multiple years.

FINDING OF NO SIGNIFICANT IMPACT

The County of Riverside has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Assessment (EA) on file at the Department of Housing and Workforce Solutions at 3403 Tenth Street, Suite 300, Riverside, CA 92501. The EA may be downloaded at the following website address <https://www.hartvco.org/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the EA and the Request for Release of Funds to the Department of Housing and Workforce Solutions, Attention: Annlanette Aguilar at 3403 Tenth Street, Suite 300, Riverside, CA 92501 or email comments to AABarreras@rivco.org. All comments received at the address specified above **on or before March 10, 2026** will be considered by the County of Riverside prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

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

OBJECTIONS TO RELEASE OF FUNDS

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

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

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

NOTICIA PUBLICA

23 de febrero de 2026

Departamento de Soluciones para Vivienda y la Fuerza Laboral del Condado de Riverside 3403 Tenth

Street, Suite 300
Riverside, California 92501
AnnJanette Aguilar, Preparadora (760) 863-2541

A TODAS LAS AGENCIAS, GRUPOS Y PERSONAS INTERSADOS:

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

SOLICITUD DE LIBERACION DE FONDOS

Alrededor de 10 de marzo de 2026, el Condado de Riverside presentará una solicitud a la Oficina de Campo de Los Angeles del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) (HUD) para la liberación de la asignación de Ingresos del Programa de Asociaciones de Inversión HOME (HOME) de la ciudad de Coachella, administrada a través del Departamento de Vivienda y Desarrollo Comunitario de California. Estos fondos serán proporcionados al Departamento de Vivienda y Soluciones para la Fuerza Laboral del Condado de Riverside, que actúa como subbeneficiario de los Ingresos del Programa HOME de la ciudad de Coachella, para llevar a cabo el siguiente proyecto:

NOMBRE DEL PROYECTO: Autoayuda Urbana de Coachella

OBJETIVO: La actividad del proyecto incluye la construcción de un proyecto de vivienda asequible unifamiliar compuesto por un total de 24 unidades unifamiliares e independientes (4.9 unidades de una sola planta/ac), de las cuales 12 unidades tienen 1,374 pies cuadrados y las 12 unidades restantes son de 1,412 pies cuadrados. Cada unidad constará de 4 habitaciones y 2 baños, además de un garaje, entrada de vehículos, jardín delantero y trasero, y zona alardinada. El proyecto tiene como objetivo ofrecer oportunidades de vivienda asequible para familias de ingresos muy bajos y bajos que buscan comprar vivienda por primera vez, en cumplimiento de las directrices establecidas en el marco del Programa de Alianzas de Inversión HOME. Los compradores elegibles deben tener un ingreso anual que no supere el ochenta por ciento (80%) del Ingreso Medio del Área (AMI).

UBICACIÓN: La propiedad se encuentra en la urbanización residencial este de Mariposa Pointe, en la ciudad de Coachella, condado de Riverside, California. El terreno de 4.9 acres consta de 24 parcelas, APNs 779-272-001 a -019 y 779-301-001 a -008.

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

NO HAY IMPACTO SIGNIFICATIVO

El Condado de Riverside ha determinado que el proyecto no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental Nacional de 1969 (NEPA). Se incluye información adicional del proyecto en la Evaluación Ambiental (EA) archivada en la Departamento de Soluciones para Vivienda y la Fuerza Laboral en 3403 Tenth Street, Suite 300, Riverside, CA 92501. La EA se puede descargar en la siguiente dirección del sitio web <https://www.harlvc.org/>.

COMENTARIOS PUBLICOS

Cualquier individuo, grupo o agencia puede enviar comentarios por escrito sobre el EA y la Solicitud de liberación de fondos al Departamento de Soluciones para Vivienda y la Fuerza Laboral, Atención: AnnJanette Aguilar en 3403 Tenth Street, Suite 300, Riverside, CA 92501 o comentarios por correo electrónico a AABarreras@rlvco.org. Todos los comentarios recibidos en la dirección especificada anteriormente en o **alrededor del 10 de marzo de 2026** serán considerados por el Condado de Riverside antes de presentar una solicitud de liberación de fondos. Los comentarios deben especificar a que Aviso se dirigen.

LIBERACION DE FONDOS

El Condado de Riverside certifica ante la Oficina de Campo del HUD Los Ángeles que el Presidente de la Junta de Supervisores consiente aceptar la jurisdicción de los tribunales federales si se presenta una acción para hacer cumplir las responsabilidades relacionadas con el proceso de revisión ambiental y que dichas responsabilidades se han cumplido. La aprobación de la certificación por parte de HUD cumple sus responsabilidades bajo NEPA y las leyes y autoridades relacionadas, y permite al Condado de Riverside Housing and Workforce Solutions asignar la asignación de Ingresos del Programa HOME de la ciudad de Coachella en nombre de la ciudad de Coachella.

OBJECIONES A LA LIBERACION DE FONDOS

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

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

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sec. 58.76) y deben dirigirse a la Oficina de Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Los posibles oponentes deben comunicarse con las oficinas de campo de HUD en Los Angeles por correo electrónico para verificar el último día real del periodo de objeción.

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